

## **Appendix 2: Schedule of Proposed Changes to the Wiltshire Housing Site Allocations Pre-submission Draft Plan (May 2018)**

This document sets out the Schedule of Proposed Changes to the ‘Wiltshire Housing Site Allocations Plan (WHSAP) Pre-submission June 2018.’

The proposed changes are illustrated in the ‘Proposed Change’ column which shows how the proposed change fits into the context of the WHSAP. Inserted text is shown in tracked changes i.e. *bold, underlined and italics*, and deleted text as ~~strikethrough~~.

**Table 1: Proposed Changes**

<b>Proposed change ref Number</b>	<b>Policy/ Para reference</b>	<b>Key Issue/ Rep Numbers</b>	<b>Reason for Proposed Change</b>	<b>Proposed Change</b>	<b>Minor or main Modification</b>
<b>Chapter 4 Housing delivery strategy</b>					
PC1	Tables 4.1, 4.7, 4.8, 4.9, 4.10, 4.11		Factual update to tables to reflect the latest housing land supply statement published March 2018 (base date April 2017).	See updated Tables 4.1, 4.7, 4.8, 4.9, 4.10 and 4.11 <sup>1</sup> .	Minor
PC2	Tables 4.4 and 4.6		Update to tables to show proposed changes to list of allocations in response to Proposed Changes 34, 39, 43, 49, 73 and 77.	See updated Tables 4.5 and 4.6 <sup>2</sup> .	Minor
PC3	Paragraph 4.2		To improve clarity.	Amend the paragraph to read:  “The figures above <i><b>do not include windfall and</b></i> show a minimum <del>to be allocated</del> <i><b>that the Plan should aim to allocate</b></i> , but a surplus is necessary to maintain five years supply of housing land in each	Minor

<sup>1</sup> These proposed changes are set out in Section 4 of the draft WHSAP are presented in an addendum to this Schedule

<sup>2</sup> These proposed changes are set out in Section 4 of the draft WHSAP are presented in an addendum to this Schedule

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				HMA and to surpass the buffer in excess of five years required by the NPPF.”	
PC4	Paragraph 4.3		To correct a typographical error.	Amend final sentence of paragraph to read:  “This supports the sustainable development of the County sought by Objective 2 <b>3</b> of the Plan. These settlements where allocations are justified are.”	Minor
PC5	Paragraph 4.8		Factual update to reflect the consideration of new sites.	Amend the paragraph to read:  “All councils are required to maintain a register of land that has been put forward for development. This is referred to as the Strategic Housing Land Availability Assessment (SHLAA). Within areas of search the SHLAA provides a pool of land opportunities for possible housing development <b><u>Since the publication of the SHLAA other sites have been promoted to the Council through the consultation on the draft Plan, which would be considered through future updates to the SHLAA, now referred to as the Strategic Housing and Employment Land Availability Assessment (SHELAA). Such sites can also be regarded as SHLAA (SHELAA) sites for site assessment purposes.</u></b> ”	Minor
PC6	Paragraph 4.32		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read:  “Housing trajectories are site by site estimates of start and finish dates and annual completions. Aggregating housing trajectories for each HMA shows how the Plan helps to deliver in excess of five years supply of land in each area for the remaining years of the plan period. The table below provides estimates of how many years supply there will be in each remaining year of the plan period. It shows that supply exceeds the five-year requirement through to the	Minor

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				end of the plan period for all years except <del>one</del> <b>four</b> in the South Wiltshire HMA and <del>well before</del> <b>by</b> then additional allocations will be included within the review of the WCS.”	
PC7	Paragraph 4.39		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read:  “The overall pattern of growth is in general conformity with the WCS. It is consistent with the principles of the spatial strategy. Compared to indicative levels, development is focussed slightly more on the Market Towns (+4% <del>+7.2%</del> ) and less on the rural settlements ( <del>-8%</del> - <b>6.5%</b> ).	Minor
PC8	Paragraph 4.41		To correct a typographical error.	Change ‘Netheravob’ in second sentence to ‘Netheravon’.	Minor
PC9	Paragraph 4.45		Minor factual amendment to express the degree to which market towns have disproportionately grown in recent years when compared to the Principal Settlements of Trowbridge and Chippenham. This reflects the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read:  “There are marked differences in the anticipated growth of <b><u>many of the Market Towns in the HMA (including Calne, Malmesbury, Melksham and Bowerhill,</u></b> and Westbury) over the plan period compared to the two Principal Settlements of the HMA, Chippenham and Trowbridge.”	Minor
PC10	Paragraph 4.47		Minor factual amendment for clarity to reflect the fact that Melksham and Bowerhill village are treated as being a single settlement within the Wiltshire Core Strategy for the purposes of planning.	Amend paragraph to read:  “In contrast, rates of development at most Market Towns have met expectations and at Bradford on Avon, Calne, Malmesbury, Melksham <b><u>and Bowerhill,</u></b> Royal Wootton Bassett and Westbury anticipated levels of growth have been exceeded over the first half of the plan period. Land has been available and some additional sites granted consent by planning appeals. Over the same interval,	Minor

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				scales of development within rural areas in many places have also exceeded those anticipated by the WCS.”	
PC11	Paragraph 4.49		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read:  “Chippenham <del>however is now likely to exceed</del> <b><u>now has the potential to meet</u></b> the minimum scale of growth anticipated in the WCS by <b><u>delivery of</u></b> higher rates of house building in the last half of the plan period compared to much lower rates over recent years. This will come about in large part as a result of significant allocations for housing development made in the Chippenham Site Allocations Plan <b><u>as well as other significant permissions at the town.</u></b> ”	Minor
PC12	Paragraph 4.52		Factual update to reflect the latest published Housing Land Supply Statement (March 2018) and to reflect Proposed Changes 34, 39, 43 and 49, that propose higher densities on site allocations to make best use of land.	Amend the paragraph to read:  “Unlike Chippenham however, allocations made by the Plan will not be sufficient to ensure that housing provision meets indicative requirements. Six new site allocations provide land for approximately <del>800</del> <b><u>1,100</u></b> dwellings and have the potential to increase their capacity to make the best use of land. Nevertheless, housing development at Trowbridge will fall short of the WCS indicative level of 6,810 dwellings by around <del>4,220</del> <b><u>1,247.</u></b> ”	Main
PC13	Paragraph 4.53		Factual update to reflect the latest published Housing Land Supply Statement (March 2018) and Proposed Changes 34, 39, 43 and 49.	Amend paragraph to read:  “One main reason for a shortfall in land supply is the complexity and consequent delay developing Ashton Park, a south-eastern extension to the town. <del>4,600</del> <b><u>1,350</u></b> dwellings will be built on this site in the plan period and a further <del>4,000</del> <b><u>1,250</u></b> post-2026; rather than first envisaged that the whole of the allocation would have been	Minor

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				completed in the plan period. This <b><i>broadly equates</i></b> can be seen to account for 1,000 of the 1,220 <b><i>1,247</i></b> dwelling shortfall.”	
PC14	Paragraph 4.63		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend the paragraph to read:  “The South Wiltshire HMA has a <del>slightly</del> less generous housing land supply than elsewhere in Wiltshire.”	Minor
PC15	Paragraph 4.64		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend the paragraph to read:  “Salisbury is the Principal Settlement within the HMA. It is intended to be the primary focus for development, providing significant levels of jobs and homes. Two site allocations of more than 500 dwellings <b><i>provide a large source of supply</i></b> are important to ensuring there is a surety of supply to the end of the <b><i>Plan</i></b> period <b><i>to ensure</i></b> and that the City achieves the role set out in the spatial strategy: Churchfields <b><i>Fugglestone Red</i></b> and land at Netherhampton Road. The first is a strategic site allocated in the WCS. The latter of these, <b><i>land</i></b> at Netherhampton Road, is an allocation of the Plan.	Minor
PC16	Paragraph 4.66		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read:  “ <b><i>One of the WCS strategic allocations, namely</i></b> Churchfields, is a strategic mixed-use site that Core Policy 20 of the WCS requires to deliver 1100 dwellings by 2026. To be developed, this site requires substantial employment uses to decant and is now expected to commence later than envisaged and <del>much less land for new housing will be available before</del> <b><i>beyond the current plan period of</i></b> 2026. It is a complex regeneration project that will take time to deliver and will require other sites to enable existing businesses to relocate.	Minor

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PC17	Paragraph 4.68		Factual update to reflect the latest published Housing Land Supply Statement (March 2018).	Amend paragraph to read:  “Recognising the scale of the site, a generous lead in time is provided for the delivery of Netherhampton Road. The site is not expected to contribute to housing delivery for several years whilst work is carried out to masterplan the site and develop mitigation measures. In the meantime, supply from major schemes such as Fugglestone Red and Longhedge will ensure sufficient supply. Churchfields <b><i>Fugglestone Red</i></b> and <b><i>the</i></b> Netherhampton Road sites will deliver new homes alongside each other toward the end of the plan period.”	Minor
<b>Chapter 5 Housing Site Allocations</b>					
PC18	Policy H1, Table 5.2; Policy H2, Table 5.3; Policy H.3, Table 5.4		Update heading in tables to ensure that the number of dwellings per allocation is referred to in a consistent manner throughout the Plan.  Amend text to reflect Table headings in Chapter 4, which refers to ‘Approximate dwellings’.	Amend title in third column in tables as follows:  “No of dwellings” “ <b><i>Approximate number of dwellings</i></b> ”	Minor
PC19	Para 5.4	ID: 395940 Rep: 2968, 2973	Improve clarity.  Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.	Amend paragraph after second sentence to read:  “Most sites proposed are of more than one hectare, <b><i>and</i></b> will therefore require <b><i>a</i></b> flood risk assessment ( <b><i>incorporating an assessment of the predicted effects of climate change</i></b> ) in order to ensure that there is no increase in risk of flooding on site and elsewhere, and will need to comply <b><i>thereby complying</i></b> with Core Policy 67 (Flood Risk) with regard to flood risk <b><i>and national</i></b>	Minor

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				<b><u>policy. In addition, sites proposed within Source Protection Zones (SPZ) 1 and 2 will need to comply with Core Policy 68 (Water Resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy.</u></b>	
PC20	Paragraph 5.4	ID: 395940 Rep 2967, 2968, 2969	Improve clarity.  Additional text highlights the need to address climate change and drainage for all development sites.	Insert text at the end of paragraph 5.4:  <b><u>"Consideration should be given to the predicted effects of climate change and proposals should allocate appropriate buffer strips where there is no adjacent built development. Natural flood management should be incorporated into planning proposals to mitigate new and existing developments."</u></b>	Minor
PC21	New paragraph after para 5.4	ID: 395940 Rep: 2995,  ID: 382216 Rep: 3018	In response to comments from Environment Agency and Natural England about the River Avon SAC and phosphate load.	Insert new paragraph to read:  <b><u>"The Environment Agency and Natural England advise that all development within the River Avon catchment should be 'phosphate neutral' for an interim period until 2025. Beyond this time an approach will take account of water company planning, as well as latest Government policy and legislation. This is to guard against a further worsening of the condition of the River Avon Special Area of Conservation (SAC). An annex of the Nutrient Management Plan will explain measures to help deliver phosphate neutral development and how they will be delivered. Some measures are capable of being delivered as a part of housing development. Off-site measures are supported by Community Infrastructure Levy and there is also scope to improve the efficiency of sewage treatment works. The definition of 'phosphate neutral' is the additional phosphorus load generated by new development</u></b>	Minor

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				<b><u>after controls at source, reduction by treatment and/or off-setting measures leading to no net increase in the total phosphorus load discharged to the River Avon SAC. Core Policy 69 (Protection of the River Avon SAC) applies.</u></b>	
PC22	Paragraph 5.5	ID: 403793 Rep: 1641	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	Amend existing paragraph 5.5 to read:  “Development has the potential to affect the significance of a range of heritage assets within or beyond site boundaries. <b><u>The Council has produced a high-level Heritage Impact Assessment (HIA) to support the Plan. The HIA identifies and assesses the significance of heritage assets (and their settings) on sites where such matters will be particularly important considerations to address in subsequent planning applications.</u></b> Where necessary, <b><u>further detailed a site-specific heritage assessments</u></b> will prescribe measures which will need to be incorporated as part of a scheme in order to protect them, including the importance of their settings. The determination of planning applications will follow the approach set out in National Planning Policy Framework (paragraphs 131-135) and satisfy requirements of Core Policy 58 (Ensuring the Conservation of the Historic Environment) of the WCS. This should include archaeological assessment where necessary.”	Minor
PC23	Paragraph 5.11	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity.  Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address drainage for all development sites and clarify the nature of flood risk assessment.	Amend paragraph 5.11 to read:  “As appropriate, additional evidence will need to be prepared at a level of detail to support a planning application. Such new evidence can be used as a material consideration when considering a specific planning application. In many cases, particularly important items are referred to for each allocation. Such evidence may include, but is not limited to, a Landscape and Visual Impact	Minor



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			Additional change for consistency with PC22.	Assessment, <b><i>site specific</i></b> Heritage Impact Assessment, Biodiversity Report, Surface Water Management Plan ( <b><i>incorporating a site wide, comprehensive drainage strategy</i></b> ), Flood Risk Assessment ( <b><i>incorporating an assessment of the predicted effects of climate change</i></b> ), and Transport Statement.”	
<b>East Wiltshire Housing Market Area</b>					
<b>Housing Allocation H1.1 Empress Way, Ludgershall</b>					
PC24	Paragraph 5.21	ID: 1126553 Rep: 953	In response to concerns raised by Southern Water to provide clarity on water infrastructure and due to proximity of sewage treatment works.	Add text at the end of paragraph:  <b><i><u>“Development will provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider. Development layout should be informed by an odour assessment, to be undertaken in consultation with Southern Water.”</u></i></b>	Minor
PC25	Paragraph 5.19	ID: 758096 / 758092 Rep: 3082	To provide clarity on how timing of access point will be determined.	Amend last sentence of paragraph 5.19 to read:  “Transport assessment will <b><i>determine the trigger point for the delivery of the access via Simonds Road and</i></b> inform detailed measures to mitigate impacts on the local road network, including the A342 Andover Road, Memorial Junction and the capacity of the signals on the nearby railway bridge.	Minor
PC26	Paragraph 5.20	ID: 758096 / 758092 Rep: 3082	Improved clarity.  To clarify the position should land for a school not be required.	Insert additional text at the end of paragraph 5.20:  <b><i><u>“In the event that land for a school is not required within a period to be agreed with the Council’s Education Department, then the land will be returned and thereby revert to agricultural use.”</u></i></b>	Minor

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PC27	Policy H1.1	ID: 382216 Rep: 3018	Improves context.  In response to comment from Natural England to ensure sufficient weight is given to public rights of way.	Add fifth bullet point to policy text:  <ul style="list-style-type: none"> <li>• "<b><u>the retention and enhancement of public rights of way LUDG1, LUDG2 and LUDG34 through the development of the site.</u></b>"</li> </ul>	Minor
PC28	Paragraph 5.21	ID: 395940 Rep: 2967, 2968, 2969	Insert additional wording to address concerns raised by the Environment Agency, highlighting the need for flood risk assessment and to address drainage for all development sites.	Amend paragraph to read:  <p>"The site design will be led by a strong landscape framework. Significant additional screening at the southern and eastern site boundaries would be required, along with landscaping and green infrastructure throughout the site as there are middle and long distance views of the site from the south. The final design and layout should be informed by a Landscape and Visual Impact Assessment-, <b><u>Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy.</u></b>"</p>	Minor
<b>Housing Allocation H1.2 Underhill Nursery, Market Lavington</b>					
PC29	Paragraph 5.27	ID: 1134169 Rep: 2656	Improve clarity.  The current wording is not specific and would encompass the retention of the Leylandii trees on site. This would not contribute to landscape or biodiversity objectives.	Insert additional sentence after third sentence to paragraph 5.27:  <p>"Mature trees and hedgerows within the site should be retained and protected as priority habitat. <b><u>The existing belt of Leylandii trees may be removed to facilitate development and enhance the character of the site.</u></b> Moreover, all new planting..."</p>	Minor
PC30	Paragraph 5.25	ID: 1130978 / 1131263 Rep: 1951	Increase the size of the allocation to improve vehicular access and to allow for strategic landscaping to improve edge to settlement.	Extend the boundary of the allocation, as set out in <b>Annex A.</b>	Main

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		ID: 983136 Rep: 2656  ID: 1104618 Rep: 1734  ID: 1130331 Rep: 1735			
<b>North and West Housing Market Area</b>					
PC31	Paragraphs 5.44, 5.49, 5.55, 5.62, 5.71,5.76 and 5.82.	ID: 382216 Rep: 3018-	Improve clarity.  The current title of the <i>Trowbridge Recreation Management Mitigation Strategy</i> , implies it is solely concerned with recreation and not habitat related matters. Amend title to reflect contents of Strategy.	Amend title of Trowbridge Recreation Management Mitigation Strategy to read:  <b><u>"Trowbridge Bat Mitigation Strategy"</u></b>	Minor
PC32	Paragraph 5.44		Factual update to appropriately reflect the strategic importance of: a) delivering a new primary school; and b) ensuring that new school capacity is delivered in a timely and effective manner to cater for increased pupil numbers.	Amend the 2 <sup>nd</sup> bullet point to read:  <b><u>"Education: development will increase the number of pupils needing primary school places. A local lack of capacity across the town affects proposals allocated for development. With the majority of proposed housing being directed south/south-west of the town, the evidence points directly to the need for a new primary school in this area. <i>Moreover, any new primary school will need to be delivered as a strategic priority with development occurring on other allocations in a timely manner to ensure that sufficient primary school capacity is available to serve the local community.</i> Therefore, in addition to land reserved for one new</u></b>	Minor

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				school, funding contributions will be sought from developers to help provide adequate capacity.”	
<b>Housing Allocation H2.1 Elm Grove Farm, Trowbridge</b>					
PC33	Policy H2.1, Figure 5.5, Paragraph 5.46	ID: 901939 / 901806 Rep: 1816	To amend site boundary and include adjoining land within the Council's ownership, but in trust by the National Playing Fields Association (operating as Fields in Trust charity), to allow for the relocation of the primary school on this land and enhanced community recreational facilities as part of the wider development. The extended site will enable the delivery of the school early in the site's development consistent with the strategic priority identified in PC32.	Amend the boundary of the allocation as set out in <b>Annex B</b> ;  And first sentence of Policy H2.1 and paragraph 5.46 to read:  “Approximately <del>14.33</del> <b>17.78</b> ha of land at Elm Grove Farm...”	Minor
PC34	Policy H2, Policy H2.1, Paragraph 5.46	ID: 901939 / 901806 Rep: 1816	To reflect the increase in site area consistent with PC33 and clarify the requirements for the use of the land, and associated provision of open space facilities. The increased site area has allowed for an uplift in housing numbers maximising the efficient use of land.	Amend Policy H2 to replace 200 dwellings in Table 5.3 for Elm Grove Farm with 250 dwellings, and first sentence of paragraph 5.46.  Amend first bullet point of Policy H2.1 to read: <ul style="list-style-type: none"> <li>“Approximately <del>200</del> <b>250</b> dwellings”</li> </ul> Amend 2 <sup>nd</sup> bullet point of Policy H2.1 to read: <ul style="list-style-type: none"> <li>“At least 1.8ha of land for a two-form entry primary school along with playing pitches <b><i>on land owned by the Council, but held in Trust (the existing Queen Elizabeth II Field)</i></b>.”</li> </ul>	Main

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				<p>Amend 4th bullet point of Policy 2.1 to read:</p> <ul style="list-style-type: none"> <li>• “A <b><i>significantly improved and</i></b> consolidated public open space area incorporating and augmenting <b><i>adjacent to</i></b> the existing Queen Elizabeth II Field <b><i>to provide a play area and junior level sports pitches for local community teams to utilise;</i></b>”</li> </ul>	
PC35	Policy H2.1 6th bullet	ID: 901939 / 901806 Rep: 1816	Factual update to reflect the need for cycling and walking routes to integrate with the adjoining employment area. .	<p>Amend the 6th bullet point to read:</p> <ul style="list-style-type: none"> <li>• " New cycling and walking routes through the site to link into the existing network and the proposed Ashton Park Strategic Allocation site, <b><i>and the White Horse Business Park.</i></b>"</li> </ul>	Minor
PC36	Paragraph 5.47	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Insert additional text at the start of paragraph 5.47:</p> <p><b><i>“Proposals to develop the site will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy.”</i></b></p>	Minor
PC37	Paragraph 5.50		In response to comments from Heritage England to ensure the setting of assets is considered and to recognise in accordance with national policy, further detailed assessments of heritage would likely be required to guide layout	<p>Amend paragraph to read:</p> <p>“Access to the site would need to be holistically planned with upgrades required to Drynham Lane, along with the construction of a connection to the A363 designed as a through-route anticipating future traffic growth. New and improved walking and cycling routes to existing and planned local services would encourage future residents to use sustainable forms of transport. The site has a</p>	Minor

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			and design at the planning application stage.	medium potential for archaeological remains. Therefore any subsequent planning application should be informed by an archaeological assessment. In addition, development will need to minimise the potential to harm the significance of the Grade II Listed Drynham Lane Farmhouse <b><i>and, where appropriate, its setting.</i></b> Measures may also be necessary to prevent potential noise pollution from the existing main road and railway. These considerations should be addressed through the process of detailed design and layout which should be informed through a Heritage Impact Assessment. <b><i>by detailed assessments (including heritage) to support any subsequent planning application.</i></b>	
<b>Housing Allocation H2.2 Land off the A363 at White Horse Business Park, Trowbridge</b>					
PC38	Figure 5.6 Paragraph 5.52	ID: 1114350 Rep: 18 -  ID: 1115490 / 1115452 Rep: 21  ID: 1120664 / 1115452 Rep: 131  ID: 1125881 Rep: 723 ID: 403859 Rep: 1457	Factual update.  Amend site boundary to reflect land ownership and also to exclude site that has now been developed.	Amend the boundary of the allocation as set out in <b>Annex C</b> ;  And first sentence of paragraph 5.52 to read:  “Approximately <del>25.62</del> <b>18.96</b> ha of land off the A363 south-west of the White Horse Business Park is allocated for the development ....”	Minor

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		ID: 1130978 / 1130975 Rep: 1832			
PC39	Policy H2, Table 5.3; Paragraph 5.52	ID: 8090227 / 1132859 Rep: 3074  ID: 1137984 / 1130975 Rep: 3142-	Improve clarity.  To maximise efficient use of land consistent with heritage and ecological constraints increase the number of dwellings to approximately 225 units.	Amend Policy H2 to replace 150 dwellings in Table 5.3 for Land off the A363 at White Horse Business Park, Trowbridge with 225 dwellings.  And amend first sentence of paragraph 5.52 as follows:  "...land off the A363 south-west of the White Horse Business Park is allocated for the development of approximately 450 <b>225</b> dwellings, as identified on the Policies Map."	Main
PC40	New para after 5.56	ID: 403792 Rep: 1642	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with national policy.	Insert new paragraph after paragraph 5.56 to read:  <b><u>"As identified in the Council's Heritage Impact Assessment, the site is an historic agricultural landscape and comprises a cluster of historic farmsteads where the farm houses and ancillary buildings may be susceptible to setting change. This includes Kings Farmhouse (Grade II listed), Willow Grove (Grade II listed), Little Common Farm (non-designated asset), Manor Farmhouse (Grade 2 listed) and Woodmarsh Farm (non-designated asset). An area of the site also includes a Baptist cemetery with an ornamental gateway structure (Grade II listed) and curtilage listed perimeter walls. The archaeological potential of the site is likely to be high. At the planning application stage, the layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting in order to minimise harm."</u></b>	Minor

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PC41	Existing Paragraph 5.56	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Amend paragraph to read:</p> <p>“Proposals would need to provide for a high quality, sustainable development that enhances a key gateway approach to the town, whilst protecting the integrity of North Bradley as a village. <b><u>In addition, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u></b>”</p>	Minor
<b>Housing Allocation H2.3 Elizabeth Way, Trowbridge</b>					
PC42	Figure 5.7, Paragraph 5.58	ID: 392036 / 1126545 Rep: 935  ID: 1131752 / 1131750 Rep 2119	<p>Factual update.</p> <p>Amend site boundary, as identified incorrectly, to align with Elizabeth Way Relief Road.</p>	<p>Amend the boundary of the allocation as set out in <b>Annex D.</b></p> <p>And first sentence of paragraph 5.58 to read:</p> <p>“Approximately <del>16.33</del> <b>21.24</b> ha of land to the South West of Elizabeth Way is allocated for the development ....”</p>	Minor
PC43	Policy H2 Table 5.3, Paragraph 5.58	ID: 392036 / 1126545 Rep: 935  ID: 1131752 / 1131750 Rep: 2119 Rep 2126	To maximise efficient use of land, increase the number of dwellings to approximately 355 units.	<p>Amend Policy H2 to replace 205 dwellings in Table 5.3 for Elizabeth Way, Trowbridge with 355 dwellings.</p> <p>Amend first sentence in paragraph 5.58 as follows:</p> <p>“... land to the South West of Elizabeth Way is allocated for the development of approximately <del>205</del> <b>355</b> dwellings, as identified on the Policies Map.”</p>	Main



Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
		<p>ID: 1131752 / 1131750 Reps 890</p> <p>ID: 1054271 Rep: 934</p> <p>ID: 392036 / 1126545 / 95984063 0</p> <p>ID: 895670 Rep 1915</p>			
PC44	Add to beginning of para 5.64	ID: 403792 Rep: 1643	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with national policy.	<p>Add text to beginning of paragraph 5.64:</p> <p><b><u>“The site comprises historic field boundaries and has high archaeological value. It is adjacent to Trowbridge (Hilperton Road) Conservation Area and to Fieldways Highfield (Grade II* listed), a country house. Fieldways Highfield and its setting will need to be conserved in a manner appropriate to its significance. The relationship between development proposals and these heritage assets will need to be rigorously addressed through detailed design including provision for open greenspace in any layout.”</u></b></p>	Minor
PC45	Paragraph 5.63	ID: 395940	Improve clarity.	Amend paragraph to read:	Minor

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
		Rep: 2967, 2968, 2969	Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	“An important measure will be the provision of landscaping between Elizabeth Way and new housing in order to attenuate noise and reduce the visual impact of this road. Consideration of drainage patterns and flood risk from all sources would need to inform any subsequent layout. In addition, surface water attenuation measures and improvements to existing on-site water infrastructure would need to be provided to support a comprehensive development of the site. <b><u>Proposals will therefore need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters of layout and design.</u></b> ”	
<b>Housing Allocation H2.4 Church Lane, Trowbridge</b>					
PC46	Figure 5.8, Paragraph 5.67	ID: 1129173/ 402467 REP :1523	In response to Natural England, extend site boundary to include land between the current boundary and the river, which allow for land to be used to mitigate bat impacts	Amend the boundary of the allocation as set out in <b>Annex E</b> .  And first sentence of paragraph 5.67 to read:  “Approximately <del>3.72</del> <b>5.93</b> ha of land at Church Lane is allocated for the development of approximately 45 dwellings, as identified on the Policies Map.”	Minor
PC47	Replace Paragraph 5.68 with new text	ID: 403797 Rep: 1644	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with national policy.	Replace 5.68 with new text:  <del>“Development proposals would need to ensure that the significance and setting of the Grade II Listed St John’s Church would be appropriately protected. To achieve this objective, access to the site would need to be secured via a new junction arrangement off the A361, rather than improvements to Church Lane.”</del>  <b><u>“The site is adjacent to the Church of St John (Grade II listed), associated church school and schoolmasters house and is enclosed from the road by two rows of buildings at White Row</u></b>	Minor

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
				<b><u>Hill and Frome Road including Rose Villa (Grade II listed), 344 Frome Road (Grade II listed) and paddocks. There are key views across the site to St John's spire from Southwick Country Park. The site comprises the degraded fragmentary remains of a post medieval water meadow system. The layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting to minimise harm. Access to the site must be sensitively designed and accommodated in manner that minimises harm to heritage assets. This would need to be secured via a new junction arrangement off the A361, rather than improvements to Church Lane.</u></b>	
PC48	Paragraph 5.67	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity.  Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Add text at the end of paragraph 5.67 as follows:  “...It is an open site that slopes to the south-west towards the Lambrok Stream. <b><u>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the south-west margins of the site to slow the flow of surface water into the Lambrok Stream.</u></b> ”	Minor
<b>Housing Allocation H2.5 Upper Studley, Trowbridge</b>					
PC49	Policy H2, Table 5.3; Paragraph 5.73	ID: 395553 / 901806 Rep: 1657	To maximise efficient use of land and in response to representation increase the number of dwellings to	Amend Policy H2 to replace 20 dwellings in Table 5.3 for Upper Studley, Trowbridge with 45 dwellings.  Amend first sentence of paragraph 5.73 to read:	Main

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
			approximately 45 dwellings, and correct site area	"Approximately <del>2.33</del> <b>2.27</b> ha of land at Upper Studley is allocated for the development of approximately <del>20</del> <b>45</b> dwellings, as identified on the Policies Map."	
PC50	Paragraph 5.73	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Add text to end of paragraph 5.73 as follows:</p> <p>"...The land slopes towards the stream and is bound to the south by tall, mature poplar trees. <b><u>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the southern margins of the site to slow the flow of surface water into the Lambrok Stream.</u></b>"</p>	Minor
<b>Housing Allocation H2.6 Southwick Court, Trowbridge</b>					
PC51	Paragraph 5.78	ID: 403792 Rep: 1645	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	<p>Amend paragraph 5.78 to read:</p> <p>"The area is of historic significance as water meadows (<b><u>non-designated heritage asset</u></b>) associated with the Grade II* Listed Southwick Court Farmstead <b><u>that lies to the south of the site. The Southwick Court Farmstead is a heritage asset of significant importance. It is a medieval, manorial farmstead that includes a farmhouse, gatehouse and bridge juxtaposed with later post-medieval/modern additions surrounded by a moat.</u></b> An essential objective of detailed design will be to minimise harm to its significance. The setting to this heritage asset will be preserved, to</p>	Minor

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
				<p>the greatest extent possible, informed by <b><u>the Councils Heritage Impact Assessment and</u></b> the results of <b><u>further</u></b> more detailed <b><u>heritage assessment work to support any subsequent planning application.</u></b> Heritage Impact Assessment. Taking account of the weight attached to the significance of the assets, <b><u>alone and in combination,</u></b> any residual harm would require a clear and convincing justification <b><u>within any subsequent planning application</u></b> and should not be substantial. The social, <b><u>environmental</u></b> and economic advantages of the development, including the provision of homes <b><u>along with significant improvements to biodiversity and provision of open space will</u></b> achieve substantial public benefits. A <b><u>sensitively designed,</u></b> comprehensive development scheme will need to <b><u>minimise harm by ensuring</u></b> ensure that new homes are directed to the east of the Lambrok Stream <b><u>and built in a manner that respects both the topography of the land and existing urban form to the immediate north.</u></b> Land to the west may become either formal or informal open space or remain in agricultural use, but will not be developed for new homes. The character of the area will therefore help to retain the high significance of <b><u>Southwick Court and associated</u></b> this heritage assets.”</p>	
PC52	Paragraph 5.79	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Add text to end of paragraph 5.79, as follows:</p> <p>“...The Lambrok Stream and its respective flood plain should be enhanced as a local amenity feature of the site in conjunction with development proposed at Upper Studley above. <b><u>As parts of the site lie within Flood Zones 2 and 3, development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage</u></b></p>	Minor

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
				<b><u>strategy designed to help inform site layout and provide attenuation measures, including Natural Flood Management – i.e. tree and hedgerow planting along the northern margins of the site to slow the flow of surface water into the Lambrok Stream and associated field drainage systems.”</u></b>	
<b>Warminster</b>					
PC53	New paragraph under 5.87	ID: 903251 Rep: 2396	Improve clarity.  Highways England has raised that there may be cumulative impacts on the A36 arising from proposed housing allocations at Warminster and this requires consideration.	Add new paragraph under 5.87 as follows:  ” <b><u>Developments will be required to address any direct or indirect cumulative impacts on the A36.”</u></b>	Minor
PC54	Paragraph 5.87	ID: 706891 Rep 1512  ID: 397127 Rep: 2911  ID: 395940 Rep: 2990	In response to comments from Environment Agency and Natural England about the River Avon SAC and phosphate load.	Amend paragraph 5.87 as follows:  "Development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss/damage. However, the scale of development is within the thresholds set down in <b><u>As such</u></b> , a Nutrient Management Plan <b><u>seeks to</u></b> for the river that avoids the likelihood of adverse effects. Nevertheless, impacts are kept under review and this situation may change. <b><u>For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC.</u></b> Housing developers might consider how schemes can offset the additional	Minor

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
				phosphate loading resulting from new homes and specific measures will be set out in an annex to the Nutrient Management Plan.”	
<b>Housing Allocation H2.7 East of the Dene, Warminster</b>					
PC55	Paragraph 5.89	ID: 403792 Rep: 1646	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	Amend paragraph 5.89 to read:  “ <b><u>Bishopstrow Conservation Area encloses the site on two sides and there are a number of historic buildings within close proximity to the site boundary, including Bishopstrow House (Grade II listed) and its designed landscape, as well as Bishopstrow Home Farm (non-designated heritage asset). The archaeological potential on the site is high.</u></b> The main access will be from Boreham Road but the south-west part of the site is considered to be unsuited to built development because of its sensitivity in heritage and landscape terms. This land may remain in agricultural use or becomes either formal or informal open space, but will be undeveloped so the character of the area continues to preserve the significance of heritage assets.	Minor
PC56	Paragraph 5.90	ID: 403792 Rep: 1646	Improve context.  In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.	Amend paragraph 5.90 to read:  “ <b><u>The design and layout of the site will need to give great weight to conserving the significance of these heritage assets to minimise harm. Access to the site must be accommodated in a sensitive manner.</u></b> The design of an <b><u>the</u></b> access point should also minimise <b><u>and mitigate</u></b> the loss of the high wall that is characteristic of this approach to the town. Secondary access, in particular for cycling and walking, should also be sought through The Dene and improvements should be made to footpath WARM40.”	Minor

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
PC57	Paragraph 5.91	ID: 403792 Rep: 1646  ID: 395940 Rep: 2967, 2968, 2969	In response to comments from Heritage England. To reflect the Heritage Impact Assessment undertaken by the Council and ensure appropriate consideration is given to heritage assets and their settings consistent with the national policy.  Additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk for all development sites.	Amend paragraph 5.91 to read:  “The site has a number of heritage and related landscape considerations. A sensitively designed scheme should be brought forward which has been informed by <del>a</del> <b><u>the Council’s</u></b> Heritage Impact Assessment and <b><u>further detailed site specific assessments required to support the planning application. Development will need to</u></b> appropriately responds to the character and location <b><u>al context</u></b> of the site and <b><u>robustly</u></b> respects the significance of the following heritage assets:  <ul style="list-style-type: none"> <li>• Listed Buildings in the vicinity of the site, including Bishopstrow House</li> <li>• Bishopstrow Conservation Area</li> <li>• Views from Battlesbury Camp hillfort</li> </ul> <b><u>In addition, development proposals will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change).</u></b> ”	Minor
<b>Housing Allocation H2.8 Bore Hill Farm, Warminster</b>					
PC58	Policy H2 Table 5.3 Paragraph 5.93	ID: 1137935/ 556489 Rep: 3061	Factual update.  Amend site boundary to reflect land available for development and to maximise efficient use of land increase the number of dwellings.	Amend the boundary of the allocation as set out in <b>Annex F</b> .  And first sentence of paragraph 5.93 to read:  “Approximately <del>4.47</del> <b><u>4.83</u></b> ha of land at Bore Hill Farm/Bradley Road, as shown on the Policies Map....”	Main
PC59	Paragraph 5.94	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity.  Insert additional wording to: address concerns raised by the Environment	Amend paragraph to read:  “The site is formed of land between the A36 and Deverill Road which lies adjacent to the Bore Hill Farm bio-digester. <b><u>Considering</u></b>	Minor



Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
			Agency, highlighting the need to address flood risk; and address issues associated with the waste management facility.	<b><u>the site context, any subsequent development proposals (e.g. layout and screening) will need to take account of potential issues associated with the operational waste management facility, these may include: noise, dust and odour.</u></b> There is some limited screening on the north boundary with existing development at Bradley Close and Ludlow Close. Additional landscape screening at the site boundaries would be required to preserve and maintain the living conditions of adjoining residential dwellings. Vehicular access will be provided from Deverill Road, and connection to and improvement of public right of way WARM60 should be provided. <b><u>In addition, development proposals will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change).</u></b>	
<b>Housing Allocation H2.9 Boreham Road, Warminster</b>					
PC60	Paragraph 5.99	ID: 403792 Rep 1646	Improve clarity.  Insert additional wording to reflect the advice provided by Historic England.	Amend paragraph to read:  “Whilst situated outside the Bishopstrow Conservation Area, the site is considered to lie within the setting of this designated heritage asset. Development of the site would therefore need to respond positively to its surroundings and have due regard to the special character or appearance of the Conservation Area. A <del>Heritage Impact Assessment</del> <b><u>In line with national policy, an assessment of heritage assets and their significance (including the contribution made by their setting)</u></b> would be required in order to support any subsequent proposals, including the design of mitigation measures. The setting of heritage assets will be protected so as to ensure, as far as practicable, there will be no substantial harm to their significance.”	Minor

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
PC61	Paragraph 5.100	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Delete paragraph 5.100 and replace with text to read:</p> <p><del>“Development of the site would need to be supported and informed by a Drainage Strategy and water infrastructure capacity assessment. Where necessary, details relating to the reinforcement of existing foul/storm water drainage arrangements would need to be submitted with any subsequent planning application. Drainage measures for the attenuation and management of surface water would need to be capable of achieving greenfield, or better, infiltration rates.</del></p> <p><b><u>Parts of the site lie within Flood Zones 2 and 3. Therefore development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need to be supported by a comprehensive drainage strategy and water infrastructure capacity assessment. Where necessary, details relating to the reinforcement of existing foul/storm water drainage arrangements will need to be submitted with any subsequent planning application.</u></b></p>	Minor
<b>Housing Allocation H2.10 Barbers Farm, Chapmanslade</b>					
PC62	Paragraph 5.103	ID: 382216 Rep: 3018	<p>Increased clarity.</p> <p>Ensure sufficient weight is given to public rights of way in the allocations to address concerns raised by Natural England.</p>	<p>Add text to the end of paragraph 5.103 to read:</p> <p><b><u>“Public right of way CHAP14 runs along the northern boundary of the site. This will be retained and enhanced through the development of the site.”</u></b></p>	Minor
PC63	Paragraph 5.103	ID: 395940	Improve clarity.	Add text to the end of paragraph 5.103, after PC63::	Minor

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
		Rep: 2967, 2968, 2969	Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	<b><u>“ Considering the size of the site, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.”</u></b>	
<b>Housing Allocation H2.11 The Street, Hullavington</b>					
PC64	Paragraph 5.105	ID: 1133384 / 825048 Rep: 2535	Factual update.  Amend reference to the school area to refer to the correct size of 0.2 hectares.	Amend text to read:  “Approximately 2.44ha of land adjacent to the Primary School is allocated for the development of approximately 50 dwellings and <del>0.25</del> <b>0.2</b> ha to allow for the expansion of the primary school, as shown on the Policies Map.”	Minor
PC65	Paragraph 5.107	ID: 1133384 / 825048 Rep: 2535	Factual update.  Remove first and second sentences which refers to land to the north of the proposed allocation.	Amend text to read:  <del>“A sufficient buffer should be provided to the watercourse to the north of the site to safeguard the function of the tributary to the River Gauze. It also provides options to deliver public open space and biodiversity enhancement. Mature hedgerows and trees would be retained and planting Barberry will enhance habitat for the Barberry Carpet moth, a priority species of the BAP. Development would need to retain the historic footpath through the site to the surrounding countryside. Moreover, footpaths HULL29, HULL1 and HULL33 should be retained and improved as part of the development of the site.”</del>	Minor
PC66	Paragraph 5.107	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity.  Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to	Additional text to be added to the end of the paragraph:  <b><u>“Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted</u></b>	Minor

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
			address flood risk and drainage for all development sites, as well as groundwater.	<b><u>effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zones 1 and 2, development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy.</u></b>	
<b>Housing Allocation H2.12: East of Farrells Field, Yatton Keynell</b>					
PC67	Figure 5.16 Paragraph 5.109	ID: 983136 Rep: 2670	<p>Factual update.</p> <p>The site boundary is identified incorrectly and should be amended to remove the track running along the western boundary of the site.</p>	<p>Amend the boundary of the allocation as set out in <b>Annex G</b>.</p> <p>And first sentence of paragraph 5.109 to read:</p> <p>"Land East of Farrells Field, Yatton Keynell is allocated for the development of approximately 30 dwellings on approximately 4.3 <b>1.2</b>ha of land, as shown on the Policies Map."</p>	Minor
PC68	Paragraph 5.109	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.</p>	<p>Amend paragraph after first sentence, as follows:</p> <p><b><u>"Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zone 2 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency's groundwater protection policy. It is The site is well located with regard to local services and facilities. The site <u>It is</u> in agricultural use and represents the continuation of recent development in this part of the settlement."</u></b></p>	Minor

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
PC69	Paragraph 5.110		<p>Factual update.</p> <p>The site boundary is to be amended to remove the track running along the western boundary of the site. Consequential change to removed text relating to woodland corridor should also be removed.</p>	<p>Amend text to read:</p> <p><del>“A woodland corridor along the western boundary should be retained as a wildlife corridor.</del> Retention of the existing boundary vegetation on site would provide screening to reduce the effect on adjacent visual receptors and be in keeping with the existing landscape character. Access would be taken from Farrell Fields and the possibility to link to adjacent footpaths should be explored.”</p>	Minor
<b>Housing Allocation H2.13: Ridgeway Farm, Crudwell</b>					
PC70	Figure 5.17, paragraph 5.112	ID: 1134691 / 861292 Rep: 2820	<p>For clarity.</p> <p>The site boundary be amended to meet the northern field boundary and allow for landscaping.</p>	<p>Amend the boundary of the allocation as set out in <b>Annex H.</b></p> <p>And first sentence of paragraph 5.112 to read:</p> <p>“Approximately <del>4.7</del> <b>2.03</b>ha of land at Ridgeway Farm, Crudwell is allocated for the development of approximately 50 dwellings as shown on the Policies Map.”</p>	Minor
PC71	Paragraph 5.112	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as ground water.</p>	<p>Insert new second sentence and amend third as follows:</p> <p><b><u>“Considering the size of the site any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design. In addition, as the site lies within Groundwater Protection Zone 1 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy. <del>It is</del> The site is</u></b></p>	Minor

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
				<i><b>nonetheless</b></i> in a location that has the capacity to accommodate change from an environmental and landscape perspective.”	
<b>Housing Allocation H2.14: Court Orchard/Cassways, Bratton</b>					
PC72	Policy H2, Table 5.3; Paragraph 5.116	ID: 1126059 Rep: 19  ID: 1125220 Rep: 499  ID: 1125255 Rep: 502  ID: 1125408 Rep: 545  ID: 1126059 Rep: 929  ID: 1124313 Rep: 1024, 1028, 1019  ID: 1129546	In response to comments received raising concerns about the density of development. Subsequent discussion with promoters of the site suggests that the developable capacity should be reduced to 35 dwellings to allow for a more sensitively designed development.	Amend Policy H2 to replace 40 dwellings in Table 5.3 for Land off B3098 adjacent to Court Orchard / Cassways, Bratton with 35 dwellings.  Amend first sentence of paragraph 5.116 to read:  “Approximately 1.35ha of land at Court Orchard/Cassways is allocated for the development of approximately <del>35</del> 40 dwellings, as identified on the Policies Map.”	Minor

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
		Rep: 1612  ID: 704825 Rep: 1725, 1726, 1728, ,1745  ID: 1125770 Rep 2302  ID: 04313 Rep 2360  ID: 1133661 Rep 2631			
PC73	5.120	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity.  Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.	Amend paragraph to read:  <del>“Part of the site is susceptible to surface water flooding and a flood risk assessment will have to pay particular regard to this and inform the design of the site.</del> <b><u>Considering the size of the site and the fact that part of the land is susceptible to surface water flooding, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.”</u></b>	Minor
<b>South Housing Market Area</b>					

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
PC74	Paragraph 5.128		<p>Factual update.</p> <p>Amend incorrect reference in 1st bullet point to Salisbury Transport Strategy as strategy has now been refreshed.</p>	<p>Amend text to read:</p> <p><b>“Transport:</b> development inevitably has impacts on the local transport network. The Salisbury Transport Strategy contains measures to support the scale of growth envisaged by the WCS. Plan allocations crystallise the pattern growth takes up to 2026 and refreshing the <b><u>refresh of the</u></b> Salisbury Transport Strategy <b><u>(2018)</u></b> <del>will allow</del> <b><u>has reviewed</u></b> the effectiveness of existing measures to <del>be reviewed</del> and propose <del>s</del> new ones to accommodate growth. Development will contribute to these wider network measures, where necessary, alongside measures that are implemented expressly as part of specific development proposals.”</p>	Minor
PC75	Paragraph 5.128		<p>In response to comments from Natural England and Environment Agency regarding River Avon SAC.</p>	<p>Amend 3<sup>rd</sup> bullet point in text as follows:</p> <ul style="list-style-type: none"> <li>• <b>“Biodiversity:</b> development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss / damage. <del>However, the scale of development is within thresholds set down in a</del> <b><u>As such, the</u></b> Nutrient Management Plan <b><u>seeks to</u></b> <del>for the river that</del> avoids the likelihood of adverse effects. Nevertheless, impacts are kept under review and this situation may change. <b><u>For an interim period, developments within the River Avon SAC catchment should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC.</u></b> Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and</li> </ul>	Minor



Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
				specific measures will be set out in an annex to the Nutrient Management Plan.”	
<b>Proposed NEW Housing Allocation H3.5 The Yard, Hampton Park, Salisbury</b>					
PC76	Policy H3, Table 5.4	ID: 1131544 / 1131505 Rep: 2049-2053	To include Omission Site OM003 The Yard, Hampton Park, Salisbury following consideration through site selection process (See Salisbury Community Area Topic Paper, May 2018).	Add new site to Policy H3 Table 5.4 under Salisbury Community Area:  <b><u>“H3.x, The Yard, Hampton Park, 14 dwellings”</u></b>	Major
PC77	New site allocation Policy H3.x	ID: 1131544 / 1131505 Rep: 2049-2053	To include Omission Site OM003 The Yard, Hampton Park, Salisbury following consideration through site selection process (See Salisbury Community Area Topic Paper, May 2018); consistent with PC77.	After paragraph 5.149 add in new site allocation, as set out below.  Insert heading:  <b><u>“H3.x The Yard, Hampton Park, Salisbury”</u></b>  Then insert site allocation figure as set out in <b>Annex I</b> ;  And insert following new paragraphs after.  New para:  <b><u>“The Yard, Hampton Park is allocated for the development of approximately 14 dwellings on approximately 1.31 ha of land as shown on the Policies Map. The site lies adjacent to the settlement boundary and existing residential development, and would deliver a relatively small number of dwellings to help contribute towards the overall remaining indicative housing requirement for Salisbury.”</u></b>	Minor

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
				<p>New para:</p> <p><b><u>“The site has previously been used for agricultural storage purposes, is fairly flat, and comprises small parcels of rough grassland and a large disused agricultural storage building. Access to the site would be achieved via Neal Close.”</u></b></p> <p>New para:</p> <p><b><u>“This site is within the Special Landscape Area and in a rural fringe setting, adjacent to the Country Park. Access to the Country Park should be provided from this site and a robust landscape strategy and infrastructure is required to allow any development to appear as a natural extension to Hampton Park.”</u></b></p> <p>New para:</p> <p><b><u>“Hedgerows around the site have the potential to be of importance for bat commuting and should be maintained where possible. There is a high population of slow worms to be translocated off site, which may be within the adjacent Country Park or other suitable location. Given the potential scale of the translocation, any receptor site will need to provide suitable habitat conditions for the species. Consideration also needs to be given to the site’s potential use as a roost site for barn owls.”</u></b></p> <p>New para:</p> <p><b><u>“As this site has previously been used for agricultural storage purposes, an assessment of the history and current condition</u></b></p>	

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
				<b><u>of the site to determine the likelihood of the existence of contamination arising from previous uses should be carried to inform the planning application.</u></b>	
<b>Housing Allocation H3.1: Netherhampton Road, Salisbury</b>					
PC78	Para 5.129		Factual update:  Amend incorrect reference to '70m contour' and to reflect the latest housing land supply statement published March 2018 (base date April 2017)	Amend 2nd and 3 <sup>rd</sup> sentences of paragraph 5.129 to read:  "All built development will be below the <b>75</b> 70m contour and a scheme will include a country park and extensive planting." Development of this site represents necessary growth to support the delivery of housing at Salisbury and thereby <b>contribute towards</b> maintain a 5-year housing land supply position within the South Wiltshire Housing Market Area."	Minor
PC79	Para 5.136		Factual update:  The refresh of the Salisbury Transport Strategy has taken place so text needs to reflect this.	Amend third sentence to read:  "To address such matters, dialogue with Highways England will be required and work would take place in conjunction with a refresh of the Salisbury Transport Strategy <b>refresh (2018).</b> "	Minor
PC80	Para 5.137 2nd sentence		Factual update:  The refresh of the Salisbury Transport Strategy has taken place so text needs to reflect this.	Amend second sentence to read:  "This too would be undertaken in conjunction with an <b>the</b> updated Salisbury Transport Strategy <b>refresh (2018)</b> that takes account of planned strategic growth of Salisbury."	Minor
PC81	Policy H3.1	ID: 899628 / 899623 Rep: 1881	For clarity:  To give further clarification regarding any approval of a masterplan for the site, to be	Amend final sentence of Policy H3.1 to read;  "Development will take place in accordance with a masterplan for the site approved by the Council <b>as part of the planning application process.</b> "	Minor

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
			consistent with text of other policies where a masterplan is required.		
PC82	Paragraph 5.138	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Amend paragraph to read:</p> <p>“A water infrastructure capacity appraisal will be needed to confirm the scope and extent of works to service new development. This should include the capacity of local sewer systems. <del>A detailed flood risk assessment would be required in order to identify a set of appropriate sustainable drainage measures.</del> <b><u>Bearing in mind the size of the site, any subsequent planning application will need to be supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design.</u></b> Sufficient land would need to be set aside for robust surface water management, to include a comprehensive Surface Water Drainage Scheme <b><u>measures (including a Sustainable Drainage System)</u></b> that results in run-off rates equalling, or greater than <b><u>bettering</u></b> current greenfield infiltration rates.”</p>	
<b>Housing allocation H3.3: North of Netherhampton Road</b>					
PC83	Replace para 5.144 with new text	ID: 403792 Rep: 1647	<p>Improve clarity.</p> <p>To address the comments submitted by Historic England and reflect the advice set out in Council Heritage Impact Assessment. Additional weight to be given to heritage assets.</p>	<p>Replace paragraph 5.144 as follows:</p> <p><del>“The area is sensitive in terms of the setting to the Cathedral and views towards it. Open space along the southern boundary will maintain views of the Cathedral spire travelling east. Design and layout taking account of a Heritage Impact Assessment would be capable of preventing development from having a harmful influence. Proposals would need to provide for a high quality, sustainable development that enhances an important approach to the City and provides links to nearby public rights of way.”</del></p>	Minor

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
				<p><b><u>“Long views to the historic City of Salisbury and Salisbury Conservation Area including the spire of Salisbury Cathedral (Grade I listed) are available across the site from the A3094, and at closer range from within the site itself. At the planning application stage, the layout and design of the site would need to give great weight to conserving the significance of these heritage assets and their setting. Development proposals would need to be sensitively designed to ensure that views of the Spire are not significantly compromised. Design and layout would also need to positively address the objectives of the City of Salisbury Conservation Area Appraisal and Management Plan to minimise harm. Proposals would therefore need to provide for high quality, sustainable development that enhances an important approach to the City and provides links to nearby rights of way.”</u></b></p>	
PC84	Paragraph 5.143	ID: 395940 Rep: 2967, 2968, 2969	<p>Improve clarity.</p> <p>Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites.</p>	<p>Amend to read:</p> <p>“Land north of Netherhampton Road is allocated for the development of approximately 100 dwellings on 5.6ha of land as shown on the Policies Map. It is reasonably well located with regard to services and facilities. The site is well contained in terms of visual impacts on the wider landscape. <del>The extent of possible flood risks areas will need to be carefully surveyed so that development avoids them. A detailed flood risk assessment would be required in order to identify a set of appropriate sustainable drainage measures.</del> <b><u>Part of the site lies within Flood Zone 2 and hence development proposals will need to be sequentially planned and supported by a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change). In addition, development proposals will need</u></b></p>	Minor

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
				<b><u>to be supported by a comprehensive drainage strategy to address issues of surface water flooding.</u></b>	
PC85	Paragraph 5.145	Rep: 2512	For clarity, in response to comments from Highways England.	Insert text at the end of paragraph 5.145:  <b><u>“Transport assessment will be required to support any planning application and provision made for transport network improvements necessary to accommodate the scale of development.”</u></b>	Minor
<b>Housing allocation H3.4: Land at Rowbarrow, Salisbury</b>					
PC86	Paragraph 5.146	ID: 1130961/ 556489 Reps: 1823-1831	Factual update.  Amend site boundary to reflect land available for development.	Amend paragraph 5.146 to read:  “Land at Rowbarrow is allocated for the development of approximately 100 dwellings on <b><u>5.56</u></b> 6.4ha of land as shown on the Policies Map.”	Minor
PC87	Figure 5.22	ID: 1130961/ 55489 Reps: 1823-1831	Factual update.  Amend site boundary to exclude the woodland buffer as this is not within land available for development.	Amend Figure 5.22 as shown in <b>Annex J</b> .	Minor
PC88	Para 5.148		For clarity.  Amend paragraph to add clarity regarding landscaping and open space requirements, as stated in the TEP Landscape Assessment.	Amend paragraph 5.148 to read:  “This is a sloping and quite prominent site. In combination with Heritage Impact Assessment, development will need to take place within a strong landscape framework that maintains and enhances the existing woodland belts affecting the site. Containment provided by the beech shelterbelt on the southern boundary should extend as a green corridor from the end of the shelterbelt eastwards towards	Minor

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
				<p>the existing Rowbarrow housing development and woodland around the Milk &amp; More Salisbury Depot. <b><u>This green corridor should include copses, groups of trees and individual specimen trees. The arrangement of any proposed development and open space on the site should</u></b> This would provide a setting for public rights of way in the area and maintain their views of the Salisbury cathedral spire <b><u>and this could be achieved through careful street alignment and locating open space in the southern part of the site. The sloping buffer of land on the northern edge of the site should be enhanced with tree planting and the landscape buffer along Rowbarrow (road) retained.</u></b></p>	
PC89	Paragraph 5.147	ID: 403792 Rep: 1647	<p>Improve clarity.</p> <p>To reflect the advice provided by Historic England.</p>	<p>Amend paragraph to read:</p> <p>Development will need to preserve the contribution made by the site to the setting and therefore the importance of the Woodbury Ancient Villages Scheduled Monument. If necessary land will need to be set aside from development. <b><u>In line with national policy, detailed design and layout will be guided by an assessment of heritage assets and their significance (including the contribution made by their setting).</u></b> Heritage Impact Assessment. Scheduled monument consent will be required. The site also has high archaeological potential.</p>	Minor
<b>Housing allocation H3.5: Clover Lane, Durrington</b>					
PC90	New paragraph after 5.152		<p>In response to comments from Natural England and Environment Agency regarding River Avon SAC and phosphate loads.</p>	<p><b><u>"Development could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss/damage. As such, a Nutrient Management Plan seeks to avoid the likelihood of adverse effects. Nonetheless, impacts are kept under review and this situation may change. For an interim period, developments within the River Avon SAC catchment</u></b></p>	

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
				<b><u>should be phosphate neutral, which will be defined in a Memorandum of Understanding with Natural England and Environment Agency. Measures will therefore need to be in place to ensure that developments do not contribute to a net increase in phosphates for the River Avon SAC. Housing developers might consider how schemes can offset the additional phosphate loading resulting from new homes and specific measures will be set out in the annex to the Nutrient Management Plan.</u></b>	
PC91	Figure 5.23  Paragraph 5.153	ID: 1119095 Rep: 1584	Factual update.  Amend site boundary to reflect boundary correction.	Amend the boundary of the allocation as set out in <b>Annex K</b> .  And amend first sentence of paragraph 5.153 to read:  “Approximately <b>1.9</b> 4-8ha of land to the north of Clover Lane, Durrington is allocated for the development of approximately 45 dwellings, as identified on the Policies Map.”	Minor
PC92	Paragraph 5.155	ID: 403792 Rep: 1647	Improve clarity.  To reflect the advice provided by Historic England.	Amend paragraph 5.155 as follows:  “The site lies adjacent to the Durrington Conservation Area to the east and a number of Listed Buildings. Detailed design and layout would need to preserve or enhance the character of the Conservation Area and this is particularly important for the eastern portion of the site. Development should minimise the potential for harm to the significance of Listed Buildings and the Conservation Area. <b><u>In line with national policy, detailed design and layout will be guided by an assessment of heritage assets and their significance (including the contribution made by their setting).</u></b> Informed by a Heritage Impact Assessment these considerations	



Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification						
				should be resolved through the detailed design and layout of the scheme.”							
PC93	Paragraph 5.156	ID: 395940 Rep: 2967, 2968, 2969	Improve clarity.  Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address flood risk and drainage for all development sites, as well as groundwater.	Insert new text at the end of paragraph:  <b><u>“Considering the size of the site a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to help inform matters such as layout and design will be required. In addition, as the site lies within Groundwater Protection Zone 1 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy.”</u></b>	Minor						
<b>Housing allocation H3.6: Larkhill Road, Durrington</b>											
PC94	Paragraph 5.157	ID: 395940 Rep 2967, 2968, 2969	Improve clarity.  Insert additional wording to address concerns raised by the Environment Agency, highlighting the need to address groundwater.	Add new sentences to end of paragraph:  <b><u>“As the site lies within Groundwater Protection Zone 1 development proposals will need to comply with Core Policy 68 (Water resources) with applications demonstrating that regard has been paid to the advice set out in the Environment Agency’s groundwater protection policy.”</u></b>	Minor						
<b>Chapter 6 Settlement Boundary Review</b>											
PC95	Table 6.1 (Page 72)	ID: Rep:	Factual update.  Change to table to show that the settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire	Move West Lavington and Littleton Panell into column 3 of Table 6.1:  <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="3" style="text-align: center;"><b>Devizes</b></td> </tr> <tr> <td style="width: 33%;"></td> <td style="width: 33%; text-align: center;">Devizes*</td> <td style="width: 33%; text-align: center;">Devizes*</td> </tr> </table>	<b>Devizes</b>				Devizes*	Devizes*	Minor
<b>Devizes</b>											
	Devizes*	Devizes*									

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change			Minor or main Modification	
			Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.		Bromham	Potterne		
					Market Lavington	Urchfont		
					Rowde	<b><u>West Lavington and Littleton Panell</u></b>		
					<del>West Lavington and Littleton Panell</del>			
					Worton			
PC96	Appendix A (Page 79), Paragraph A.1	ID: Rep:	Factual update.  Text change to show that the settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.	Delete bullet point 5:  <del>West Lavington and Littleton Panell, and</del>			Minor	
PC97	Appendix A (Page 79), Paragraph A.3	ID: Rep:	Factual update.  Text change to show that the settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire	Amend paragraph A.3:  “The settlement boundaries for Potterne, <del>and</del> Urchfont <b><u>and West Lavington and Littleton Panell</u></b> have not been reviewed because of neighbourhood plans.”			Minor	

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification																		
			Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.																				
PC98	Page 84	ID: Rep:	Factual update.  The settlement boundary for West Lavington and Littleton Panell is not being reviewed by the Wiltshire Housing Site Allocations Plan because this is now being undertaken by a neighbourhood plan.	Delete 'West Lavington and Littleton Panell settlement boundary' map.	Minor																		
PC99	Page 73, Table 6.2	ID: Rep:	Factual update.  Change to table to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Move Christian Malford into column 3 of Table 6.2:  <table border="1" data-bbox="1086 874 1948 1278"> <thead> <tr> <th colspan="3" data-bbox="1086 874 1948 943"><b>Chippenham<sup>(24)</sup></b></th> </tr> </thead> <tbody> <tr> <td data-bbox="1086 943 1308 1011"></td> <td data-bbox="1308 943 1610 1011"><del>Christian Malford</del></td> <td data-bbox="1610 943 1948 1011"><b><u>"Christian Malford"</u></b></td> </tr> <tr> <td data-bbox="1086 1011 1308 1080"></td> <td data-bbox="1308 1011 1610 1080">Hullavington</td> <td data-bbox="1610 1011 1948 1080"></td> </tr> <tr> <td data-bbox="1086 1080 1308 1149"></td> <td data-bbox="1308 1080 1610 1149">Kington St Michael</td> <td data-bbox="1610 1080 1948 1149"></td> </tr> <tr> <td data-bbox="1086 1149 1308 1217"></td> <td data-bbox="1308 1149 1610 1217"></td> <td data-bbox="1610 1149 1948 1217"></td> </tr> <tr> <td data-bbox="1086 1217 1308 1278"></td> <td data-bbox="1308 1217 1610 1278"></td> <td data-bbox="1610 1217 1948 1278"></td> </tr> </tbody> </table>	<b>Chippenham<sup>(24)</sup></b>				<del>Christian Malford</del>	<b><u>"Christian Malford"</u></b>		Hullavington			Kington St Michael								Minor
<b>Chippenham<sup>(24)</sup></b>																							
	<del>Christian Malford</del>	<b><u>"Christian Malford"</u></b>																					
	Hullavington																						
	Kington St Michael																						

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
PC100	Appendix A (Page 108), paragraph A.34	ID: 1118671 Rep: 55  ID: 910890 Rep: 619	Factual update.  Text change to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Delete bullet point 1:  <del>Christian Malford</del>	Minor
PC101	Appendix A (Page 108), paragraph A.35	ID: 1118671 Rep: 55  ID: 910890 Rep: 619	Factual update.  Text change to show that the settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Add sentence to the end of paragraph A.35:  <b><u>“The settlement boundary for Christian Malford has not been reviewed because of a neighbourhood plan.”</u></b>	Minor
PC102	Page 109	ID: 1118671 Rep: 55  ID: 910890 Rep: 619	Factual update.  The settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Delete Christian Malford map.	Minor
PC103	Page 74, Table 6.2	ID:1051839 Rep: 1548	Factual update.	Move Cricklade into column 3 of Table 6.2:	Minor

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification																		
			Change to table to show that the settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	<table border="1"> <thead> <tr> <th colspan="3" data-bbox="1086 300 1868 363">Royal Wootton Bassett and Cricklade</th> </tr> </thead> <tbody> <tr> <td data-bbox="1227 363 1227 432"></td> <td data-bbox="1227 363 1585 432">Cricklade</td> <td data-bbox="1585 363 1868 432"><b><u>“Cricklade”</u></b></td> </tr> <tr> <td data-bbox="1227 432 1227 501"></td> <td data-bbox="1227 432 1585 501">Lyneham</td> <td data-bbox="1585 432 1868 501"></td> </tr> <tr> <td data-bbox="1227 501 1227 569"></td> <td data-bbox="1227 501 1585 569">Purton</td> <td data-bbox="1585 501 1868 569"></td> </tr> <tr> <td data-bbox="1227 569 1227 638"></td> <td data-bbox="1227 569 1585 638">Royal Wootton Bassett</td> <td data-bbox="1585 569 1868 638"></td> </tr> <tr> <td data-bbox="1227 638 1227 707"></td> <td data-bbox="1227 638 1585 707"></td> <td data-bbox="1585 638 1868 707"></td> </tr> </tbody> </table>	Royal Wootton Bassett and Cricklade				Cricklade	<b><u>“Cricklade”</u></b>		Lyneham			Purton			Royal Wootton Bassett					
Royal Wootton Bassett and Cricklade																							
	Cricklade	<b><u>“Cricklade”</u></b>																					
	Lyneham																						
	Purton																						
	Royal Wootton Bassett																						
PC104	Appendix 1 (Page 132), paragraph A.60,	ID:1051839 Rep: 1548	Factual update.  Text change to show that the settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Delete bullet point 2:  Cricklade	Minor																		
PC105	Appendix A (Page 132) paragraph A.60	ID:1051839 Rep: 1548	Factual update.  Text change to show that the settlement boundary for Cricklade is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been	Add new paragraph after paragraph A.60:  <b><u>“A.61 The settlement boundary for Cricklade has not been reviewed because of a neighbourhood plan.”</u></b>	Minor																		

Proposed change ref Number	Policy/ Para reference	Key Issue/ Rep Numbers	Reason for Proposed Change	Proposed Change	Minor or main Modification
			undertaken by a neighbourhood plan.		
PC106	Page 134	ID:1051839 Rep: 1548	Factual update.  The settlement boundary for Christian Malford is not being reviewed by the Wiltshire Housing Site Allocations Plan because this has now been undertaken by a neighbourhood plan.	Delete Cricklade map.	Minor

### **Proposed changes specifically relating to the Settlement Boundary Review**

As set out in the Appendix 2 to the Cabinet Report: Following consideration of representations to the pre-submission consultation, a schedule of proposed changes to settlement boundaries (including recent development up to April 2017), have been presented as tracked changes in the submission version of the Community Area Topic Papers. Appendix A to the Community Area Topic Papers contains new tables listing the proposed changes for each settlement, where relevant, and revised settlement boundary review maps for all settlements.

The table below provides links to the proposed changes to the settlement boundary maps in one place for ease of reference.

Those boundaries considered to have been reviewed by a sufficiently advanced neighbourhood plan are set out in Proposed Changes PC95 to 106 above. The is the case for: Christian Malford, Cricklade and West Lavington and Littleton Panell.

### **Table of Proposed Changes to the Settlement Boundary Review**

Settlement Boundary Proposed Change Reference	Representation Numbers	Settlement where change occurs
SBR PC1	283, 1587, 1588, 1589, 3350	<a href="#">Market Lavington</a>

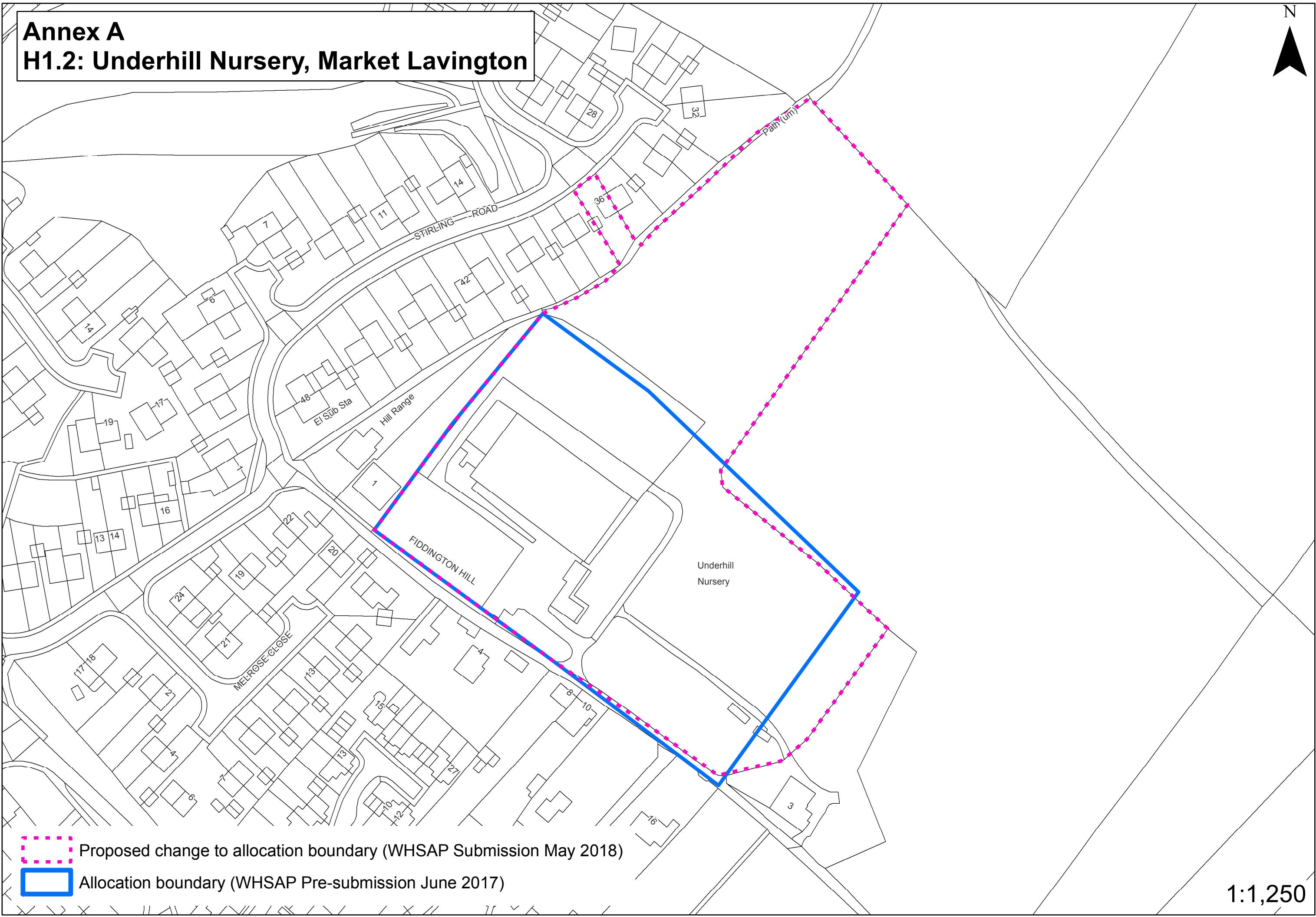
SBR PC2	778	<a href="#">Rowde</a>
SBR PC3	n/a	<a href="#">West Lavington and Littleton Panell</a>
SBR PC4	67, 2621, 983, 3305	<a href="#">Worton</a>
SBR PC5	442	<a href="#">Aldourne</a>
SBR PC6	3017, 3209, 3370	<a href="#">Baydon</a>
SBR PC7	3291	<a href="#">Marlborough</a>
SBR PC8	3091-94	<a href="#">Ramsbury</a>
SBR PC9	n/a	<a href="#">Burbage</a>
SBR PC10	n/a	<a href="#">Ludgershall</a>
SBR PC11	n/a	<a href="#">Tidworth</a>
SBR PC12	546; 2215	<a href="#">Derry Hill and Studley</a>
SBR PC13	n/a	<a href="#">Christian Malford</a>
SBR PC14	2065	<a href="#">Hullavington</a>
SBR PC15	n/a	<a href="#">Sutton Benger</a>
SBR PC16	874	<a href="#">Yatton Keynell</a>
SBR PC17	2417, 2418	<a href="#">Corsham</a>
SBR PC18	199	<a href="#">Colerne</a>
SBR PC19	1798, 2581	<a href="#">Crudwell</a>
SBR PC20	598	<a href="#">Sherston</a>
SBR PC21	456; 463; 1330; 1640; 2614, 2616, 2745, 3352	<a href="#">Seend</a>
SBR PC22	112; 1321	<a href="#">Semington</a>
SBR PC23	n/a	<a href="#">Royal Wootton Bassett</a>
SBR PC24	n/a	<a href="#">Cricklade</a>
SBR PC25	1276	<a href="#">Purton</a>
SBR PC26	408; 1221; 2534; 2610	<a href="#">Trowbridge</a>
SBR PC27	20, 2041, 3353	<a href="#">Hilperton</a>
SBR PC28	1193	<a href="#">North Bradley</a>
SBR PC29	1662	<a href="#">Warminster</a>
SBR PC30	736	<a href="#">Chapmanslade</a>
SBR PC31	3363; 3364; 3365, 3369	<a href="#">Codford</a>
SBR PC32	98, 437, 438, 439, 884, 885, 886	<a href="#">Sutton Veny</a>
SBR PC33	274, 699, 950, 1229, 2525, 2574	<a href="#">Bratton</a>
SBR PC34	n/a	<a href="#">Amesbury</a>
SBR PC35	3367	<a href="#">Tilshead</a>



SBR PC36	1905, 1906	<a href="#">Mere</a>
SBR PC37	740, 3066, 1815, 3371	<a href="#">Salisbury</a>
SBR PC38	268, 671, 985, 2874	<a href="#">Downton</a>
SBR PC39	1773	<a href="#">Coombe Bissett</a>
SBR PC40	378, 951, 1077	<a href="#">Whiteparish</a>
SBR PC41	n/a	<a href="#">Winterslow</a>
SBR PC42	143, 375	<a href="#">Tisbury</a>
SBR PC43	136	<a href="#">Wilton</a>
SBR PC44	1782, 2945	<a href="#">Broad Chalke</a>
SBR PC45	1784, 1964	<a href="#">Dinton</a>



**Proposed Changes: Annex A - K**

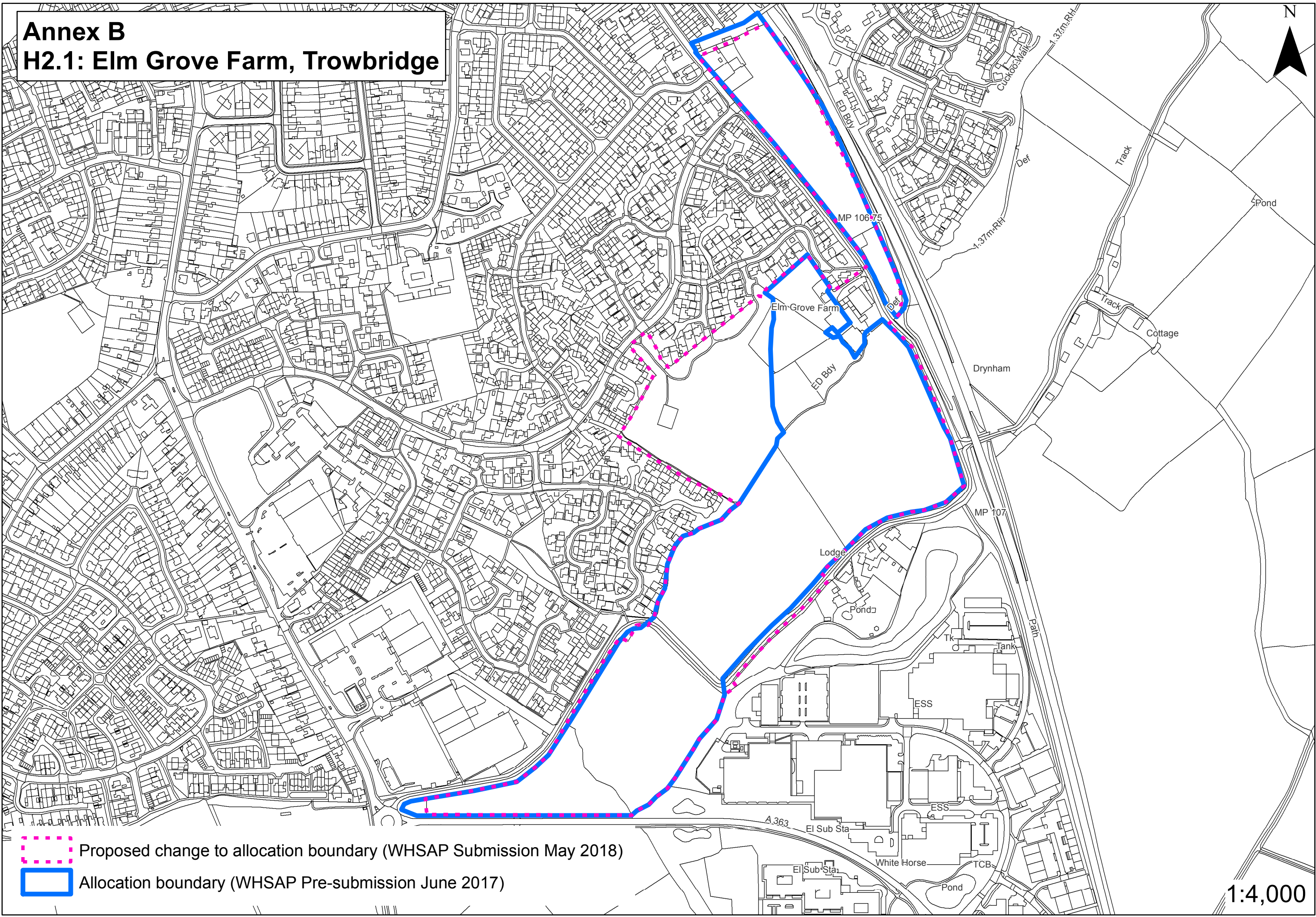
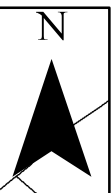
# Annex A H1.2: Underhill Nursery, Market Lavington





-  Proposed change to allocation boundary (WHSAP Submission May 2018)
-  Allocation boundary (WHSAP Pre-submission June 2017)

1:1,250

# Annex B H2.1: Elm Grove Farm, Trowbridge

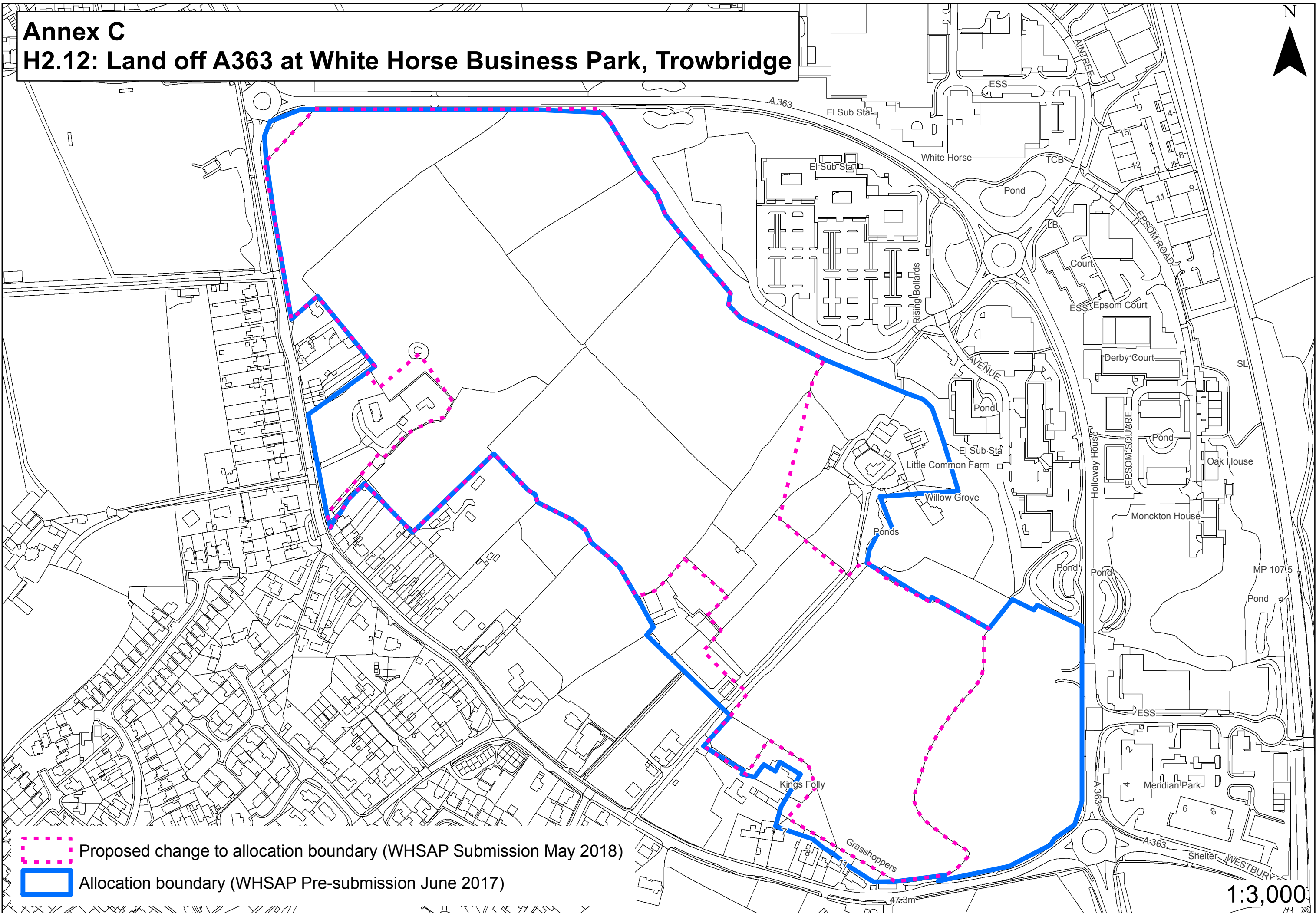
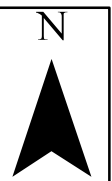




-  Proposed change to allocation boundary (WHSAP Submission May 2018)
-  Allocation boundary (WHSAP Pre-submission June 2017)

1:4,000

# Annex C

## H2.12: Land off A363 at White Horse Business Park, Trowbridge

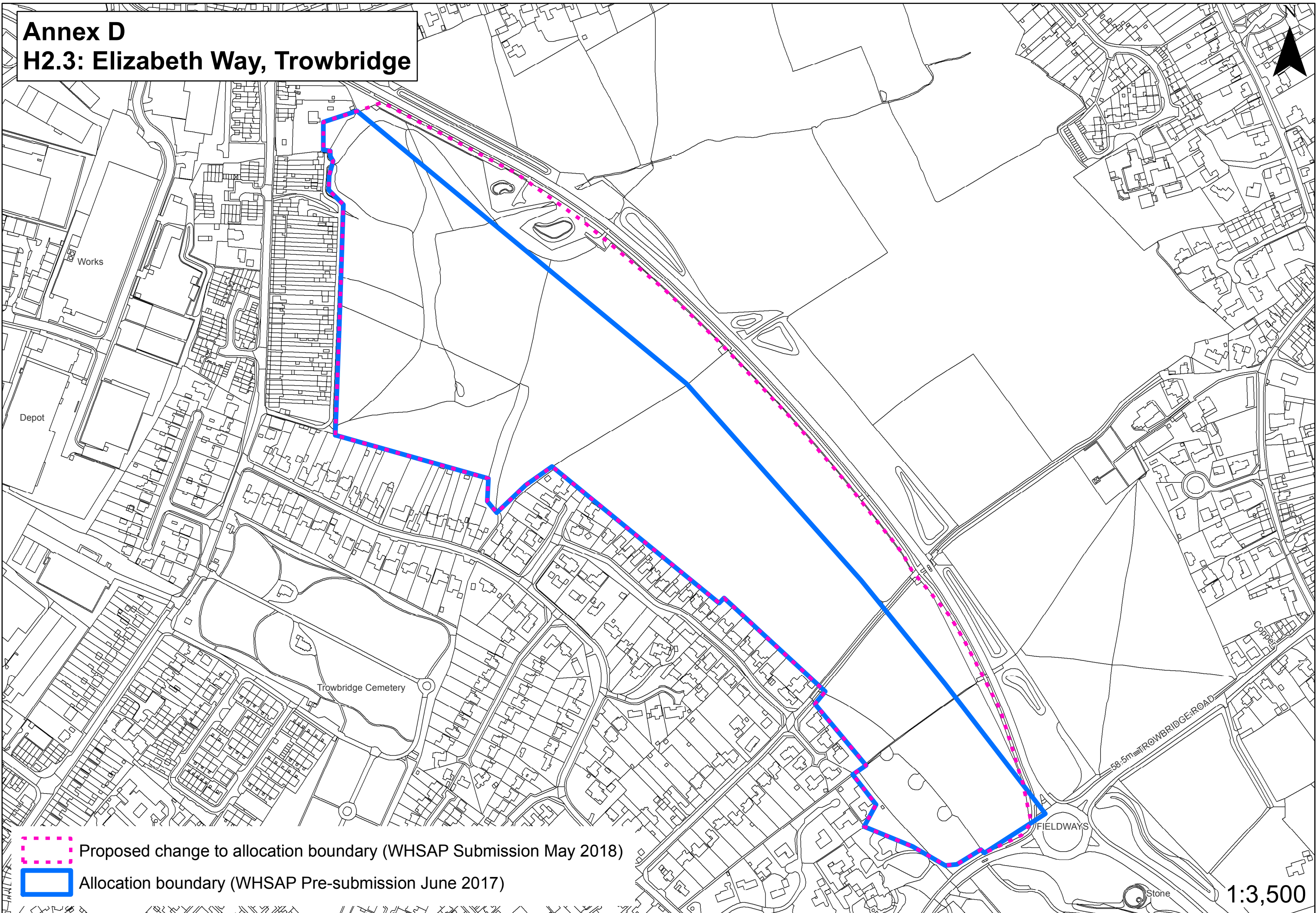




-  Proposed change to allocation boundary (WHSAP Submission May 2018)
-  Allocation boundary (WHSAP Pre-submission June 2017)

1:3,000

# Annex D

## H2.3: Elizabeth Way, Trowbridge

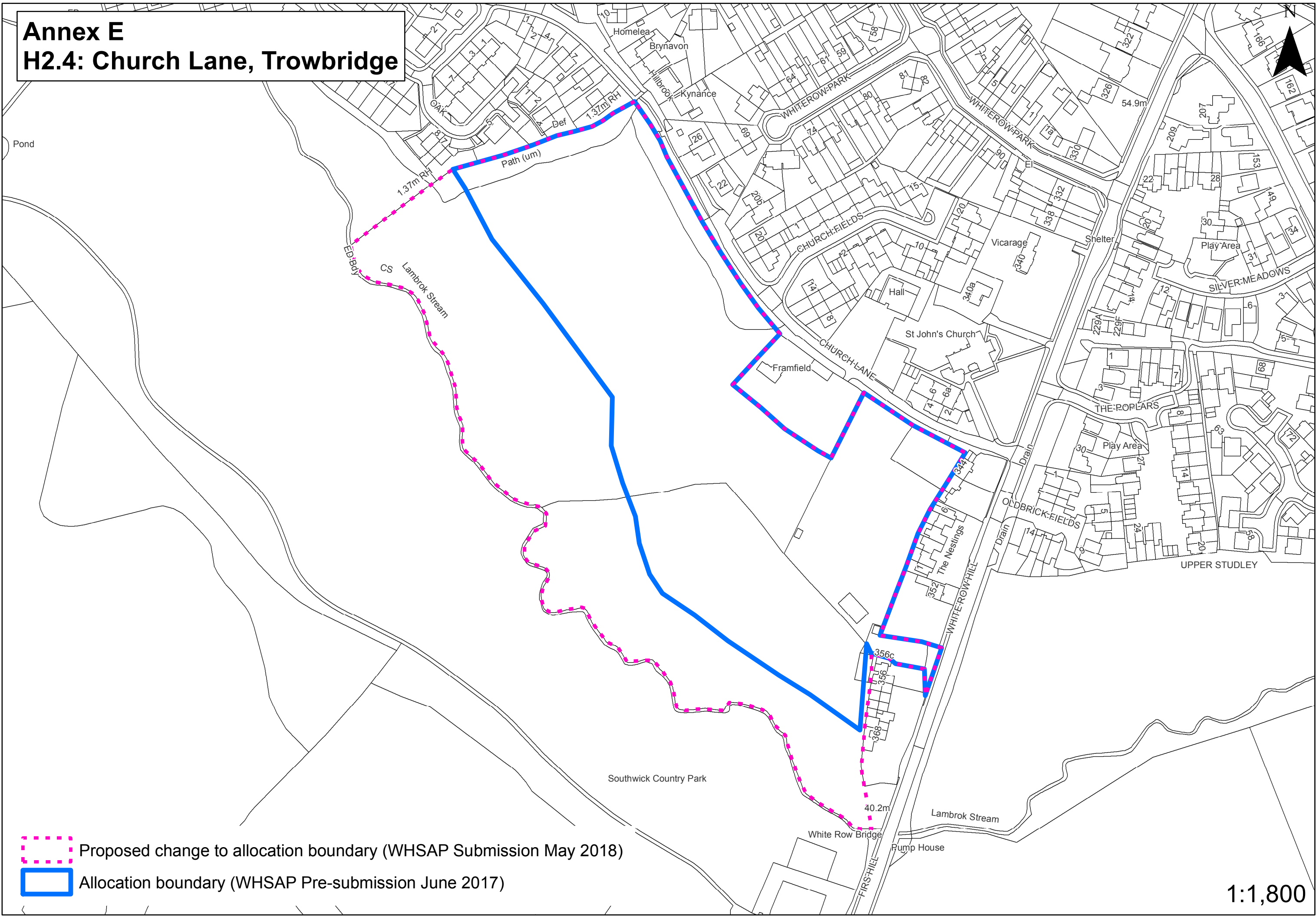




-  Proposed change to allocation boundary (WHSAP Submission May 2018)
-  Allocation boundary (WHSAP Pre-submission June 2017)

1:3,500

# Annex E

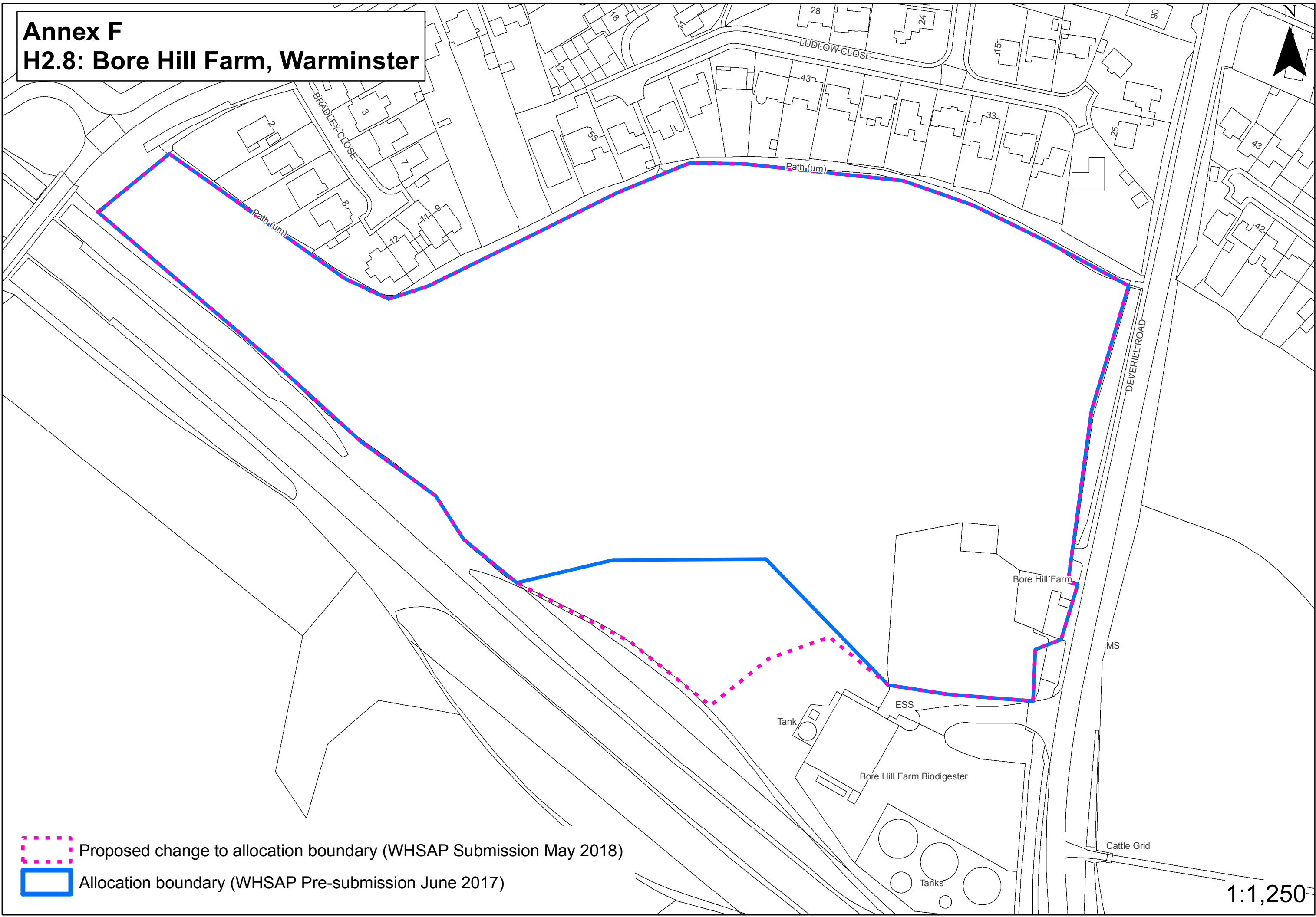
## H2.4: Church Lane, Trowbridge





-  Proposed change to allocation boundary (WHSAP Submission May 2018)
-  Allocation boundary (WHSAP Pre-submission June 2017)

1:1,800

# Annex F H2.8: Bore Hill Farm, Warminster

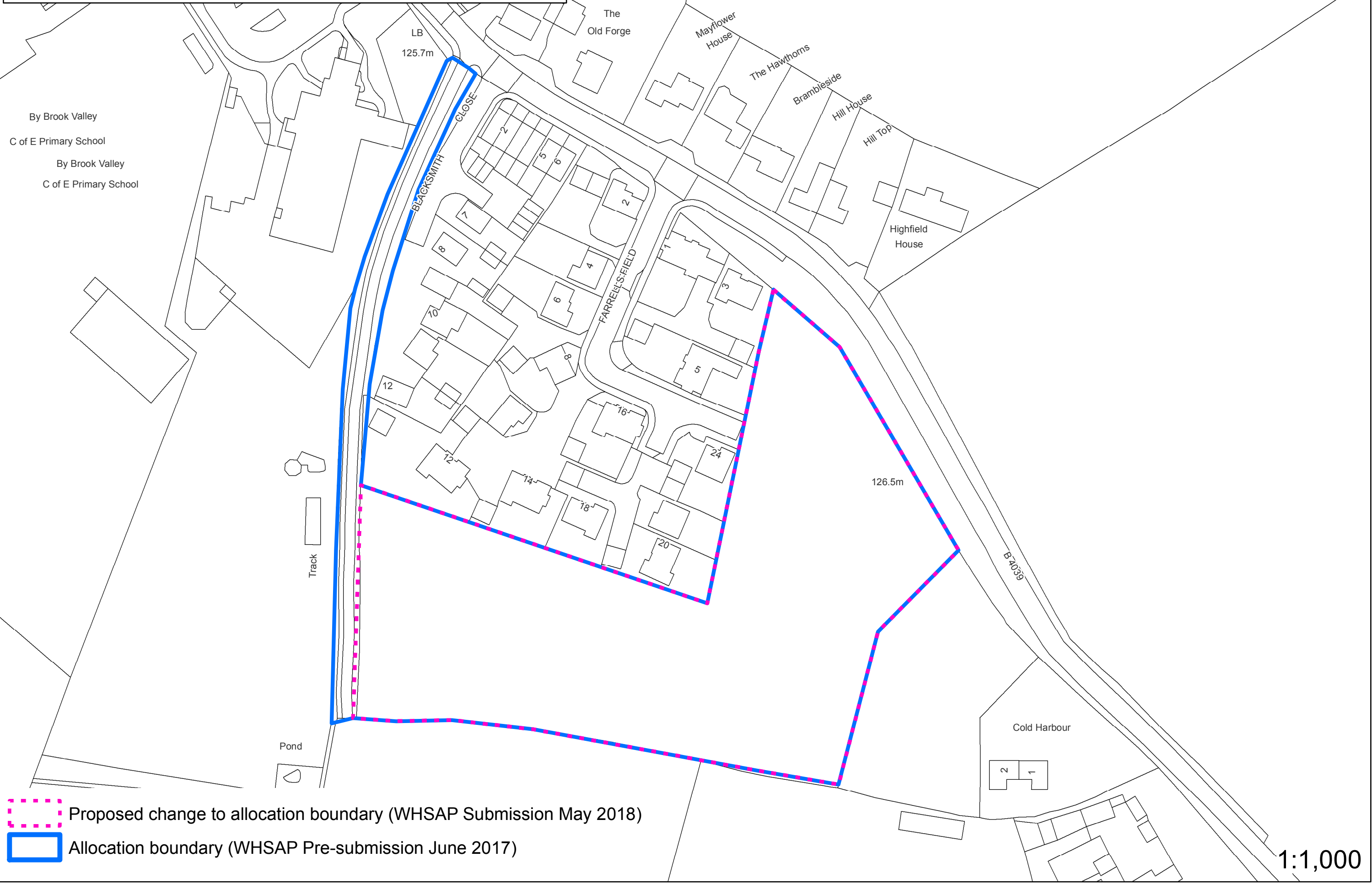
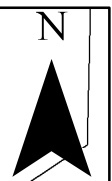




-  Proposed change to allocation boundary (WHSAP Submission May 2018)
-  Allocation boundary (WHSAP Pre-submission June 2017)

1:1,250

# Annex G

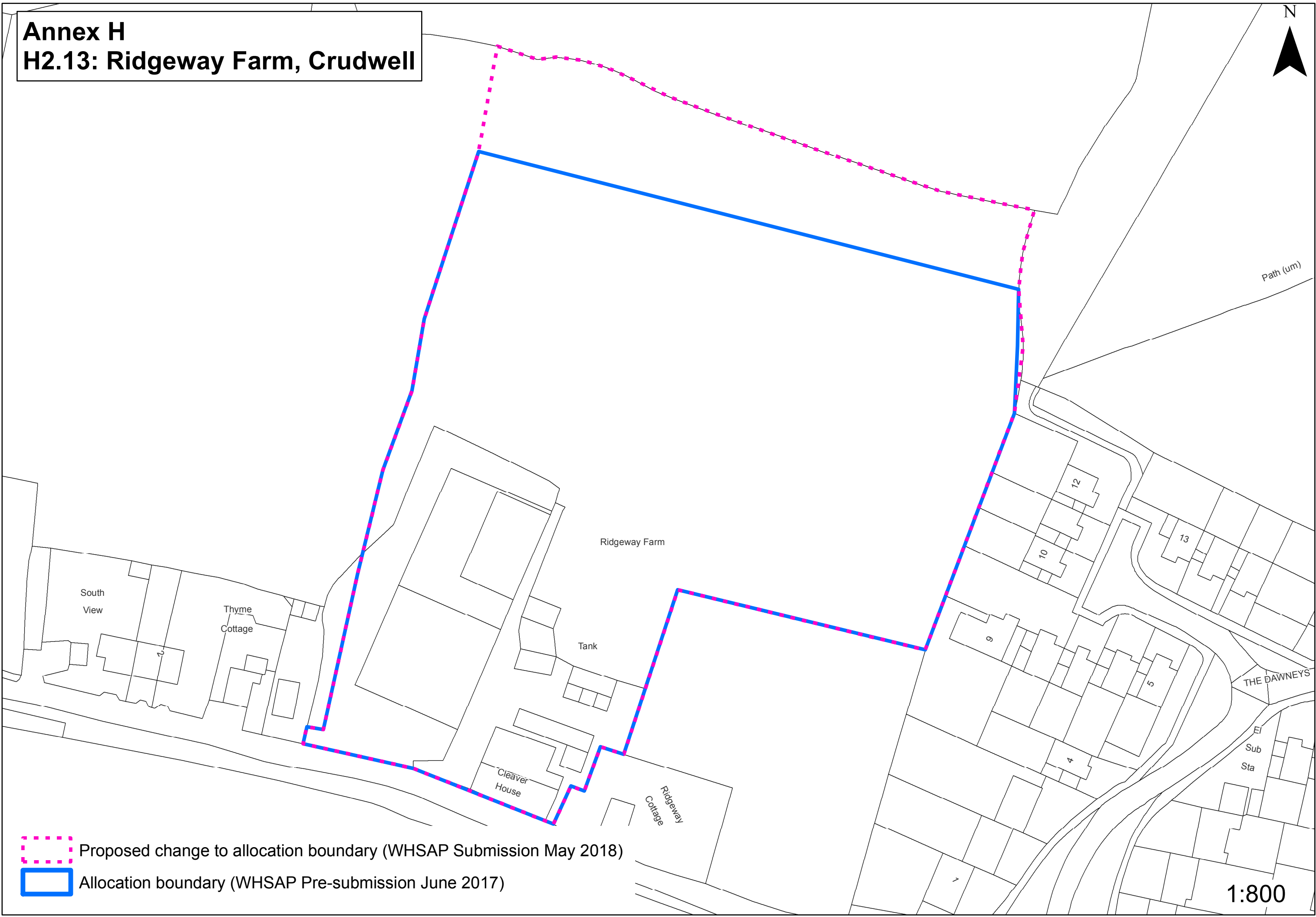
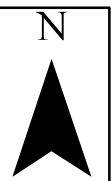
## H2.12: East of Farrells Field, Yatton Keynell





-  Proposed change to allocation boundary (WHSAP Submission May 2018)
-  Allocation boundary (WHSAP Pre-submission June 2017)



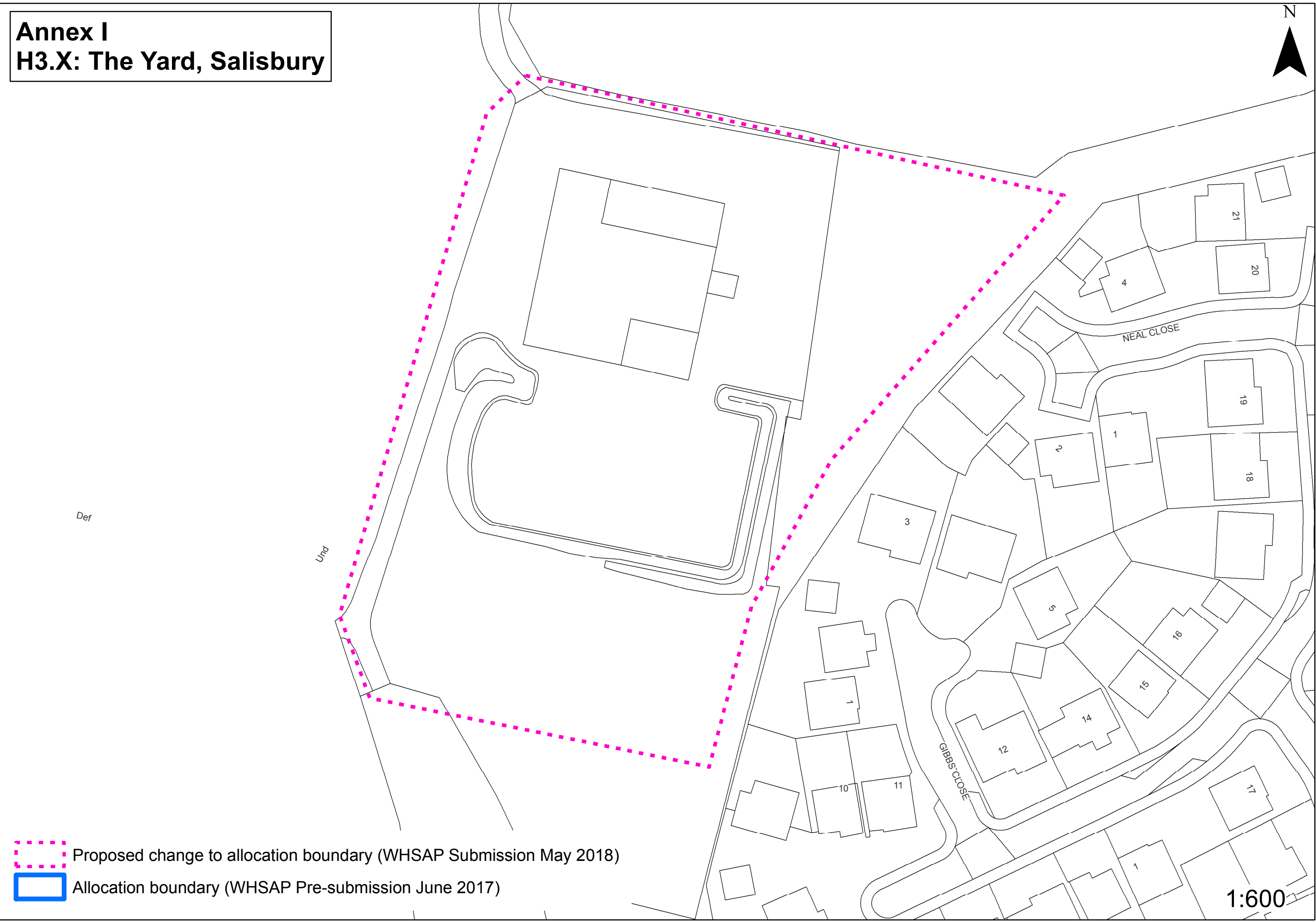
# Annex H H2.13: Ridgeway Farm, Crudwell





-  Proposed change to allocation boundary (WHSAP Submission May 2018)
-  Allocation boundary (WHSAP Pre-submission June 2017)

1:800

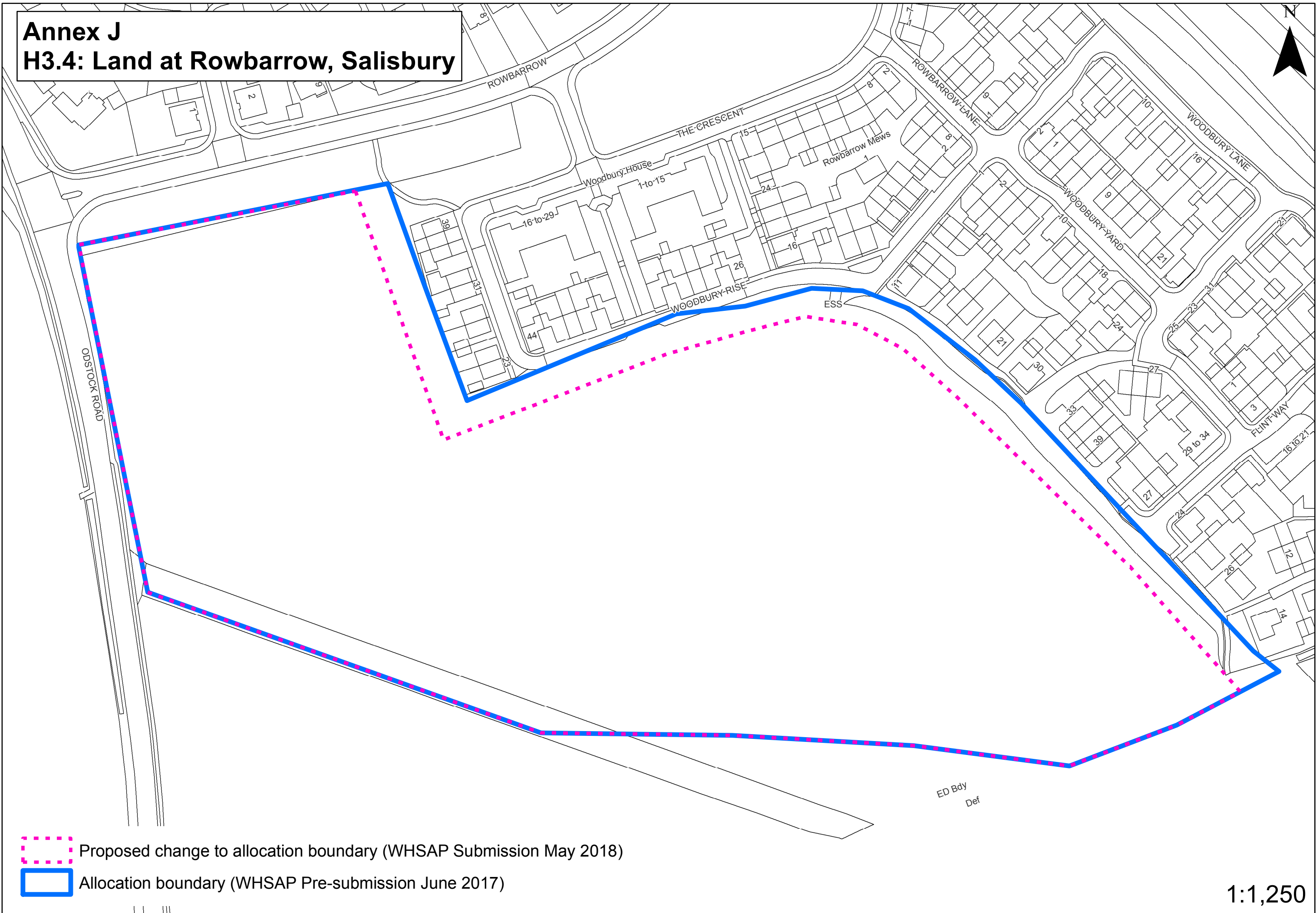
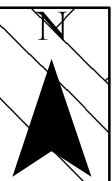
# Annex I H3.X: The Yard, Salisbury





-  Proposed change to allocation boundary (WHSAP Submission May 2018)
-  Allocation boundary (WHSAP Pre-submission June 2017)

1:600

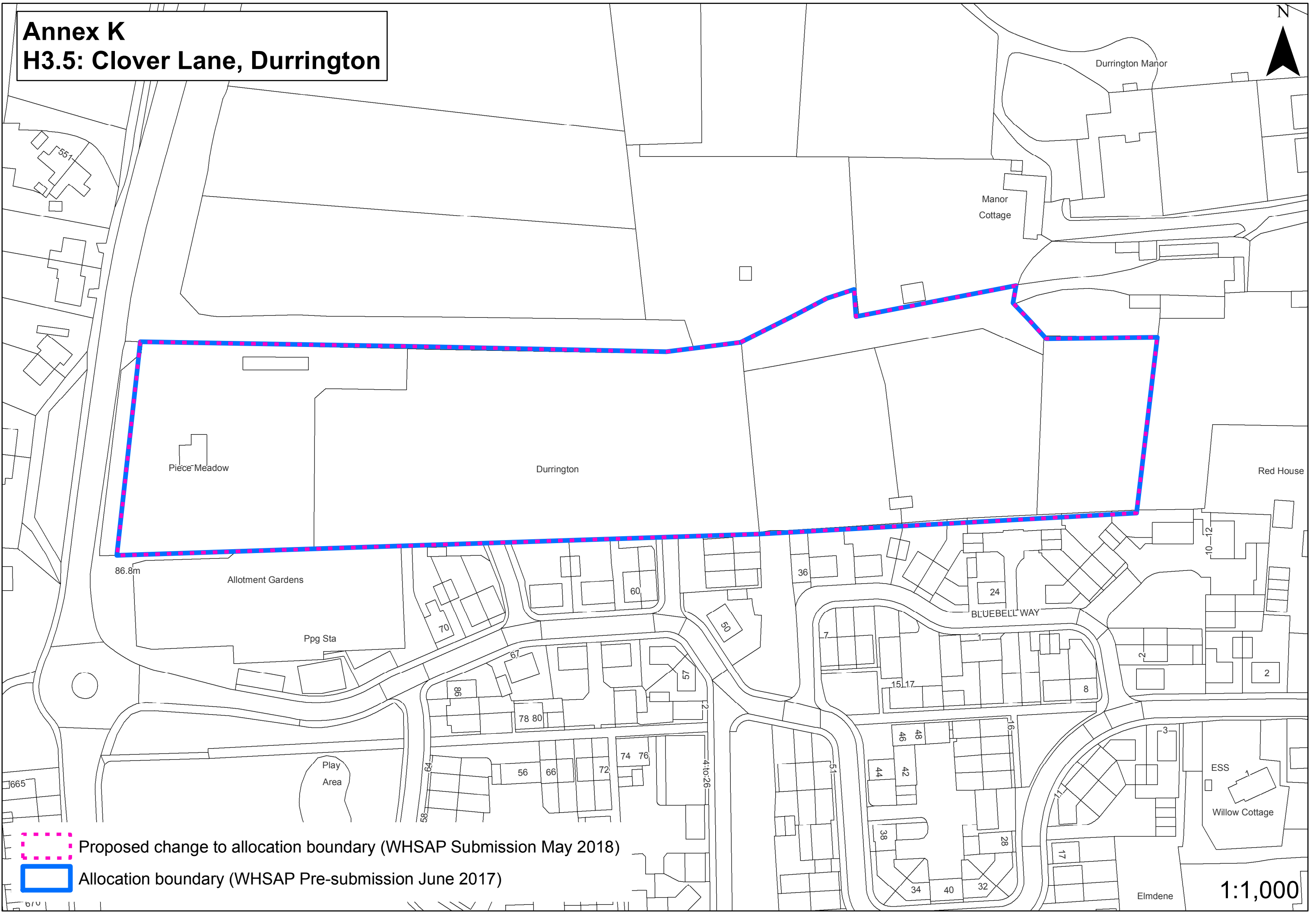
# Annex J H3.4: Land at Rowbarrow, Salisbury





-  Proposed change to allocation boundary (WHSAP Submission May 2018)
-  Allocation boundary (WHSAP Pre-submission June 2017)

1:1,250

# Annex K H3.5: Clover Lane, Durrington



 Proposed change to allocation boundary (WHSAP Submission May 2018)  
 Allocation boundary (WHSAP Pre-submission June 2017)

1:1,000

**Addendum: Proposed Changes to Section 4 of the draft Pre-Submission Wiltshire Housing Site Allocations Plan**

## 4. Housing delivery strategy

### How many homes are needed and where?

- 4.1 The WCS divides housing provision between the three HMAs. The vast proportion of housing needed over the plan period has already been built or is already committed.

Table 4.1 Housing Market Areas: Minimum to be allocated

Housing Market Area	Minimum Housing Requirement	Completions 2006-2017	Developable commitments 2017-2026	Minimum to be allocated
East Wiltshire HMA	5,940	<del>3,497</del> <b>3,624</b>	<del>2,273</del> <b>2,311</b>	<del>170</del> <b>5</b>
North and West Wiltshire HMA	24,740	<del>12,603</del> <b>13,025</b>	<del>11,566</del> <b>10,606</b>	<del>571</del> <b>1,109</b>
South Wiltshire HMA	10,420	<del>5,067</del> <b>5,388</b>	<del>4,759</del> <b>3,701</b>	<del>594</del> <b>1,331</b>

- 4.2 The figures above **do not include windfall and** show a minimum to be allocated **that the Plan should aim to allocate**, but a surplus is necessary to maintain five years supply of housing land in each HMA and to surpass the buffer in excess of five years required by the NPPF.

- 4.3 In order to deliver the spatial strategy, the priority for housing land allocations has been to focus on those higher tier settlements that have not yet met or contributed towards indicative levels of provision (Principal Settlements, Market Towns and Local Service Centres). This supports the sustainable development of the County sought by Objective 2 **3** of the Plan. These settlements where allocations are justified are:

Table 4.2 Higher Tier Settlements where allocations were made

Housing Market Area	Principal Settlement, Market Towns and Local Service Centres
East Wiltshire HMA	Tidworth and Ludgershall Market Lavington
North and West Wiltshire HMA	Trowbridge Warminster
South Wiltshire HMA	Salisbury Amesbury, Bulford and Durrington

- 4.4 The WCS proposes much more modest levels of housing provision at Large Villages as reflected in the indicative scales of housing for each community area. Some new development, to meet local needs, may be appropriate at some of the designated Large Villages within these rural areas either through sites allocated in the Plan or by Neighbourhood Plans produced by the local community.

- 4.5 No allocations are made at Large Villages in the East Wiltshire HMA because there is no strategic priority to do so due to the level of completions and supply committed within the HMA. Housing to meet local needs can be identified where necessary through neighbourhood planning. Neighbourhood planning will also supplement supply in the other two HMAs. No suitable sites were available at Large Villages in the South Wiltshire HMA and therefore the Plan makes no allocations in that area either. The Plan makes allocations at Large Villages only in the North and West Wiltshire HMA. These involve the following Community Areas:

Table 4.3 Community Areas where allocations were made at Large Villages

Housing Market Area	Large Villages
North and West Wiltshire Housing Market Area	Chippenham Community Area Remainder Malmesbury Community Area Remainder Warminster Community Area Remainder Westbury Community Area Remainder

### How were sites selected?

- 4.6 A separate topic paper explains the Council's approach to site selection<sup>(10)</sup>.

### Stage 1: Areas of Search

- 4.7 The selection process identifies land for house building that supports the distribution and indicative levels of housing set out in the WCS. Site selection prioritises allocating housing sites at those main settlements and areas where land supply needs to be supplemented in order to meet those levels. The outcome of stage one therefore defined 'areas of search' where sites do need to be selected (see above).

### Stage 2: Strategic Assessment

#### 2A: Exclusionary criteria

- 4.8 All councils are required to maintain a register of land that has been put forward for development. This is referred to as the Strategic Housing Land Availability Assessment (SHLAA)<sup>(11)</sup>. Within areas of search the SHLAA provides a pool of land opportunities for possible housing development. **Since the publication of the SHLAA other sites have been promoted to the Council through the consultation on the draft Plan, which would be considered through future updates to the SHLAA, now referred to as the Strategic Housing and Employment Land Availability Assessment (SHELAA). Such sites can also be regarded as SHLAA sites for site assessment purposes.**
- 4.9 Other land, not included in the SHLAA, may possibly be capable of development but because neither a developer nor landowner has promoted the site for development, the site cannot be said to be available or developable within the plan period. It cannot be counted on to supplement housing land supply and therefore, for the Plan to be effective, land other than SHLAA sites has not been considered for inclusion. SHLAA sites were therefore the basic building blocks of the Plan, but they simply amount to land put forward for development.

10 Topic Paper 2: Site Selection Process Methodology, Wiltshire Council (June 2017)

11 Strategic Housing and Economic Land Availability Assessment, Wiltshire Council, (at 1 January 2017)

- 4.10** This does not mean any particular site is developable or suitable for development; either in part or whole. There may be a number of barriers to development ruling out their suitability. SHLAA sites may include land with areas at risk of flooding or ecological or historic sites that are important to protect. A strategic assessment tested each SHLAA site against a number of such constraints and criteria including whether a site was already committed for development or within the urban area.
- 4.11** Some sites were also detached from a settlement with no prospect of forming a part of its existing built up area. Where housing development involves encroachment into the countryside it should take place in a way that expands an existing built up area in order to prevent unnecessary loss of open countryside and so that new homes are directly-related to the community.
- 4.12** SHLAA sites were rejected, or a reduction in their capacity to accommodate housing noted because one or more of these considerations applied to part or the whole leaving a smaller set of potential sites within areas of search.

## **2B: Large villages**

- 4.13** The WCS sets down requirements for scales of new housing at each of the County's main settlements. It provides an approximate scale of anticipated housing development for the surrounding rural hinterland of each community area. These areas contain several rural settlements (Large and Small Villages and in some instances Local Service Centres) that do not have individually set levels of development. The spatial strategy requires new housing development at these Large and Small Villages to be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities. Some rural settlements are designated as Local Service Centres where levels of facilities and local employment suggest greater potential for growth and self-containment.
- 4.14** Opportunities at some Large Villages have not been explored because local housing needs for the plan period have already been accommodated; either through development that has already taken place or that is planned. Further development brought about by new plan allocations would be in excess of meeting local needs and result in conflict with WCS Core Policy 1. SHLAA sites at these Large Villages were not therefore considered reasonable alternatives.
- 4.15** The future development of some Large Villages has already been thoroughly considered by Neighbourhood Plans. Neighbourhood planning addresses the housing needs of a settlement in accordance with Core Policy 1 of the WCS. It is unnecessary for the Plan to supplement local consideration and SHLAA sites at Large Villages where Neighbourhood Plan preparation is at an advanced stage are not considered reasonable alternatives.
- 4.16** Housing development at Small Villages is required to take the form purely of limited infill. House building will be small in scale, for sites of single figures, and the Plan does not seek to identify such sites.
- 4.17** Based on an assessment of these factors, a number of Large Villages were excluded from further consideration and potential sites at these Large Villages were therefore rejected.

## **Stage 3: Sustainability Appraisal**

- 4.18** After a high level assessment, remaining potential sites have been assessed using Sustainability Appraisal (SA). This is a transparent and systematic way of carrying out a detailed assessment of the sustainability performance of all the remaining site options using a SA framework.



- 4.19** The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site was assessed against each of the objectives using a consistent set of decision-aiding questions. The objectives and decision aiding questions resulted from consultation on a scoping report. The appraisal used common evidence and the process therefore ensured a transparent, consistent and equitable comparison of all reasonable alternatives.
- 4.20** Where potential sites were rejected, the reasons for doing so are clearly stated. Other sites were divided into 'more sustainable' and 'less sustainable' site options.

## **Stage 4: Selection of Preferred Sites and Developing Plan Proposals**

### ***4A: Selection of preferred sites***

- 4.21** The focus for further work was the set of 'more sustainable' sites identified at stage 3. Further consultation with stakeholders helped to develop potential sites into site options with individual housing capacities and specific boundaries. Consultation also helped to identify requirements that should be highlighted for individual site options, to guide the form development should take, including the definition of realistic site boundaries. In exceptional circumstances, it was necessary to consider 'less sustainable' sites.

### ***4B: Developing Plan Proposals***

- 4.22** Previous stages assessed individual sites. Together the total amount of housing proposed in the Plan should aim to ensure overall supply at least meets HMA requirements. The form housing land supply takes should also provide for a demonstrable five year supply of land for each year in the plan period. Therefore shortcomings in terms of the total number of dwellings, the components of supply and its timing may require previous stages to be revisited, possibly in order to expand areas of search and the number of potential site options. Topic Paper 4: 'Developing Plan Proposals' considers these issues for each HMA in turn.
- 4.23** This stage also checked how all the draft allocations together fitted with the spatial strategy; in terms of the overall distribution of housing growth; the approach to rural areas; and the role of Principal Settlements and Market Towns. Where there is a shortfall at any Market Town or Principal Settlement then there is an assessment of possible impact in terms of the wider area and measures for the future are suggested to address those potential effects.
- 4.24** The rationale for the Plan is to supplement housing land supply. This is a strategic priority stemming from the WCS. The spatial strategy expects development at Large Villages to respond to local needs. At the same time it is Government and the Council's wish to give direct power to local communities to articulate their own visions for their area, to define and respond to their own local need. Therefore, in the absence of a strategic priority, where land supply can meet objectives of the Plan without allocating sites at villages then it should not. This stage has therefore specifically reviewed the purpose and the case for making allocations at Large Villages.

## **Stage 5 Viability Assessment**

- 4.25** Viability assessment has verified that preferred sites and the scale of development identified in the Plan would not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. It also shows that preferred sites are capable of providing policy compliant levels of affordable homes. The Assessment has been carried out by independent experts on this aspect and their report has been published separately (Topic Paper 5: Assessment of Viability).

## Stage 6: Sustainability Appraisal of Plan Proposals and Habitats Regulation Assessment

**4.26** Following completion of the viability assessment, a final stage of SA was undertaken on draft policies within the Plan and further refinements were necessary to improve mitigation measures to see that the Plan delivers the most sustainability benefits possible. This stage of the assessment considered the impact of the Plan as whole; its cumulative effects.

**4.27** In terms of biodiversity, the impact of potential sites on European Designations is an important factor in the selection of preferred sites. The Plan as a whole however is also required through the Habitats Directive and the Conservation of Habitats and Species Regulations 2010 (as amended), to consider if it may have a likely significant effect on European Sites either alone or in combination with other plans or projects. The Appropriate Assessment concludes that the Plan will not have adverse effects on the integrity of any European Sites. The reasons for this conclusion have been published separately in the Habitats Regulations Assessment.

### Summary of site allocations

**4.28** Each Community Area Topic Paper considers whether it is appropriate to allocate sites for housing development, based on the remaining requirements for that Community Area, and justifies the selection of particular sites. In summary the Plan allocates the following sites in each HMA.

### East Wiltshire Housing Market Area

Table 4.4 East Wiltshire Housing Market Area - Summary of allocations

Settlement	SHLAA reference	Site Name	Approximate dwellings
Market Lavington	1089	Southcliffe	15
	2055/ 530	Underhill Nursery	50
	3443	East of Lavington School	15
Ludgershall	553	Empress Way	270 <sup>(12)</sup>

### North and West Wiltshire Housing Market Area

Table 4.5 North and West Housing Market Area - Summary of allocations

Settlement	SHLAA reference	Site Name	Approximate dwellings
Hullavington	690	The Street	50
Yatton Keynell	482	East of Farrells Field	30
Crudwell	3233	Ridgeway Farm	50 <sup>(13)</sup>
Trowbridge	613	Elm Grove Farm	<del>200</del> <b>250</b>

<sup>12</sup> This total includes 109 dwellings that already have planning permission

<sup>13</sup> This total includes 10 dwellings that already have planning permission

	1021	Church Lane	45
	3260	Upper Studley	<del>20</del> <b>45</b>
	298	Land off the A363 at White Horse Business Park	150 <b>225</b>
	3565	Southwick Court	180
	297/ 263	Elizabeth Way	<del>205</del> <b>355</b>
Warminster	603	East of the Dene	100
	302/ 1032	Bore Hill Farm	70
	304	Boreham Road	30
Chapmanslade	316	Barthers Farm Nurseries	35
Bratton	321	Court Orchard / Cassways	<del>40</del> <b>35</b>

## South Wiltshire Housing Market Area

Table 4.6 South Housing Market Area - Summary of allocations

Settlement	SHLAA reference	Site Name	Approximate dwellings
Durrington	3154/ S98	Clover Lane	45 <sup>(14)</sup>
	3179	Land off Larkhill Road	15
Salisbury	S1028	Land at Netherhampton Road	640
	S61	Land at Hilltop Way	10
	S1027	North of Netherhampton Road	100
	3272	Rowbarrow	100
	<b><u>OM003</u></b>	<b><u>The Yard</u></b>	<b><u>14</u></b>

**4.29** The site allocations for each HMA meet two objectives of the Plan (Objectives 2 and 3):

- To help demonstrate a rolling five year supply of deliverable land for housing development.
- To allocate sites at the settlements in the County that support the spatial strategy of the Wiltshire Core Strategy.

### Objective 2 Housing Land Supply

**4.30** In addition to allocations in the WCS and the Plan, as well as sites with planning permission, the Council has made an allowance for windfall sites in the five year supply. With sites allocated in this plan, overall provision for new housing in each HMA is as follows:

14 This total includes approximately 15 dwellings that already have planning permission

Table 4.7 HMA housing land supply 2006-2026

Housing Market Area (HMA)	Minimum Housing Requirement	Completed (2006-2017)	Commitments (2017-2026)	Windfall Allowance (2017-2026)	Plan Allocations (2017-2026) (15)	TOTAL	Surplus
East Wiltshire	5,940	<del>3,497</del> <b>3,624</b>	<del>2,273</del> <b>2,311</b>	811 <b>823</b>	241	<del>6,822</del> <b>6,997</b>	<del>882</del> <b>1,057</b>
North and West Wiltshire	24,740	<del>12,603</del> <b>13,025</b>	<del>11,566</del> <b>10,606</b>	<del>2,086</del> <b>2,209</b>	<del>1,195</del> <b>1,395</b>	<del>27,450</del> <b>27,235</b>	<del>2,710</del> <b>2,495</b>
South Wiltshire	10,420	<del>5,067</del> <b>5,388</b>	<del>4,759</del> <b>3,701</b>	<del>736</del> <b>743</b>	795 <b>804</b>	<del>11,357</del> <b>10,636</b>	<del>937</del> <b>216</b>

**4.31** The Plan helps to provide for the amount of housing required by the WCS. Plan preparation has also looked at the likely timings of construction of the various land sources using trajectories of dwelling completions (housing trajectories). The results are reported in Topic Paper 4: Developing Plan Proposals. This assesses how the Plan achieves a sufficient supply in each year over the plan period in order to meet the objective of ensuring a five year supply of deliverable land for each of the remaining years of the WCS plan period to 2026.

**4.32** Housing trajectories are site by site estimates of start and finish dates and annual completions. Aggregating housing trajectories for each HMA shows how the Plan helps to deliver in excess of five years supply of land in each area for the remaining years of the plan period. The table below provides estimates of how many years supply there will be in each remaining year of the plan period. It shows that supply exceeds the five year requirement through to the end of the plan period for all years except one **four** in the South Wiltshire HMA and **well before by** then additional allocations will be included within the review of the WCS.

Table 4.8 HMA Five year land supply estimates 2017-2026

HMA	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
East Wiltshire	<del>9.18</del> <b>8.77</b>	<del>9.11</del> <b>9.07</b>	<del>9.75</del> <b>9.95</b>	<del>12.20</del> <b>11.21</b>	<del>22.44</del> <b>16.33</b>	<del>20.18</del> <b>17.13</b>	<del>14.01</del> <b>15.45</b>	<del>9.81</del> <b>14.24</b>	<del>7.45</del> <b>9.83</b>
North and West Wiltshire	<del>7.15</del> <b>6.24</b>	<del>7.54</del> <b>6.80</b>	<del>7.64</del> <b>7.01</b>	<del>7.54</del> <b>7.07</b>	<del>7.85</del> <b>7.19</b>	<del>7.92</del> <b>7.24</b>	<del>7.48</del> <b>7.13</b>	<del>6.54</del> <b>6.60</b>	<del>5.30</del> <b>5.74</b>

15 The figures in the 'Plan Allocations (2017-2026)' column shows the number of dwellings that it is considered will be delivered within the Plan period, and excludes the number of dwellings that have planning permission shown in Tables 4.4 to 4.6. These are included in the 'Commitments (2017-2026)' column

South Wiltshire	6.09 <b>5.70</b>	6.30 <b>5.95</b>	6.43 <b>5.75</b>	6.65 <b>5.57</b>	6.88 <b>5.46</b>	7.13 <b>5.14</b>	6.70 <b>4.19</b>	5.87 <b>3.25</b>	4.75 <b>2.42</b>
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**4.33** To be sure of maintaining a surety of supply, the annual estimates should exceed the five year requirement and buffer anticipated by national planning policy. A surplus is important to allow for any possibility of under delivery in the future.

### Objective 3 Spatial Strategy

**4.34** The scale and distribution of site options at each settlement should also be consistent with that proposed by the spatial strategy in the WCS. A shortage of new housing and infrastructure for instance will limit provision for affordable homes, could depress economic growth and undermine the viability and vitality of town centres. On the other hand, widespread over provision, particularly toward smaller rural settlements, might undermine the spatial strategy. A symptom of this would be over burdened local infrastructure and greater environmental impacts from more travelling between settlements and more widespread loss of countryside.

**4.35** It would not, however, be reasonable to expect the distribution and scale of land supply to adhere rigidly to the levels set in the WCS. It would be unrealistic to expect as much. The WCS explains that levels are indicative and that there needs to be some flexibility.

**4.36** Levels of housing development in settlements and rural areas are indicative levels of growth. They are approximate and neither minimum or maximums; instead they are an indication of the general scale of growth appropriate for each area and settlement during the plan period.

**4.37** The following sections describe the relationship between the distribution of housing development (including the site allocations) and the spatial strategy for each of the County's HMAs.

### East Wiltshire Housing Market Area

**4.38** The table below compares indicative with proposed levels of growth in each Community Area:

Table 4.9 East Wiltshire HMA - Distribution of housing development 2006-2026

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
<b>Urban areas</b>					
Devizes	2,010	1,447 <b>1,501</b>	689 <b>612</b>	2,136 <b>2,113</b>	6.3% <b>5.1%</b>
Marlborough	680	357 <b>397</b>	306 <b>304</b>	663 <b>701</b>	-2.6% <b>3.1%</b>
Tidworth and Ludgershall	1,750	728 <b>767</b>	1,109 <b>1,177</b>	1,836 <b>1,944</b>	5.0% <b>11.1%</b>
<b>TOTAL</b>	<b>4,440</b>	<b>2,532 2,665</b>	<b>2,103 2,093</b>	<b>4,635 4,758</b>	<b>4.4% 7.2%</b>
<b>Rural areas</b>					
Devizes CA remainder	490	286 <b>297</b>	182 <b>177</b>	468 <b>474</b>	-4.5% <b>-3.3%</b>

Marlborough CA remainder	240	160 <b>157</b>	46 <b>52</b>	206 <b>209</b>	-14.1% <b>-12.9%</b>
Pewsey CA	600	426 <b>416</b>	179 <b>192</b>	605 <b>608</b>	0.9% <b>1.3%</b>
Tidworth CA remainder	170	93 <b>89</b>	3 <b>23</b>	96 <b>112</b>	-43.5% <b>-34.1%</b>
<b>TOTAL</b>	<b>1,500</b>	<b>965 <u>959</u></b>	<b>410 <u>444</u></b>	<b>1,375 <u>1,403</u></b>	<b>-8.3% <u>-6.5%</u></b>

- 4.39** The overall pattern of growth is in general conformity with the WCS. It is consistent with the principles of the spatial strategy. Compared to indicative levels, development is focussed slightly more on the Market Towns (+4% **+7.2%**) and less on the rural settlements (-8% **-6.5%**).
- 4.40** Indicative levels of housing for Market Towns are not a ceiling and a variance would not seem to present new or significant issues for local infrastructure and environmental capacity.
- 4.41** Similarly, variations from the spatial strategy do not appear to give rise to significant issues. The rural area around Tidworth contains two designated Large Villages: Collingbourne Ducis and Netheravon<sup>nb</sup>. Collingbourne Ducis has experienced above average growth since 2006. This would seem sufficient to help maintain its role. Netheravon has several brownfield sites that are potentially suitable for redevelopment and these possibilities would be best explored through a neighbourhood planning process.
- 4.42** A number of rural communities within the HMA are developing a local vision for the sustainable development of their settlement using neighbourhood planning<sup>(16)</sup>. These will address local needs, including needs for new homes, and they will progress further allocations to include housing that will contribute to supply. Neighbourhood plans will be a main means to sustain the roles of Large Villages described in the spatial strategy.
- 4.43** The distribution of housing development accords with the underlying principles of the WCS to direct development to the most suitable, sustainable locations.

## North and West Wiltshire Housing Market Area

- 4.44** The table below compares indicative with proposed levels of growth in each Community Area:

Table 4.10 North and West HMA - Distribution of housing development 2006-2026

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
<b>Urban areas</b>					
Bradford on Avon	595	387 <b>384</b>	242 <b>218</b>	599 <b>602</b>	1%
Calne	1,440	961 <b>1,034</b>	807 <b>847</b>	1,768 <b>1,881</b>	23% <b>31%</b>
Chippenham	4,510	1,204 <b>1,230</b>	3,819 <b>3,016</b>	5,023 <b>4,246</b>	11% <b>-6%</b>
Corsham	1,220	646 <b>597</b>	587 <b>629</b>	1,233 <b>1,226</b>	1% <b>0%</b>

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
Malmesbury	885	560 <del>657</del>	455 <del>385</del>	1,015 <del>1,042</del>	15% <del>18%</del>
Melksham and Bowerhill	2,240	1,370 <del>1,445</del>	1,221 <del>1,113</del>	2,591 <del>2,558</del>	16% <del>14%</del>
Royal Wootton Bassett	1,070	997 <del>1,014</del>	158 <del>140</del>	1,155 <del>1,154</del>	8%
Trowbridge	6,810	2,965 <del>3,019</del>	2,625 <del>2,544</del>	5,590 <del>5,563</del>	-18%
Warminster	1,920	603 <del>615</del>	1,055 <del>1,140</del>	1,658 <del>1,755</del>	-14% <del>-9%</del>
Westbury	1,500	877 <del>940</del>	931 <del>851</del>	1,808 <del>1,791</del>	21% <del>19%</del>
<b>TOTAL</b>	<b>22,190</b>	<b>10,570 <del>10,935</del></b>	<b>11,871 <del>10,883</del></b>	<b>22,441 <del>21,818</del></b>	<b>1% <del>2%</del></b>
<b>Rural areas</b>					
Bradford on Avon CA remainder <sup>1</sup>	185	119 <del>123</del>	72 <del>56</del>	191 <del>179</del>	3% <del>-3%</del>
Calne CA remainder	165	92 <del>96</del>	153 <del>171</del>	245 <del>267</del>	49% <del>62%</del>
Chippenham CA remainder	580	409 <del>419</del>	113 <del>166</del>	522 <del>585</del>	-10% <del>1%</del>
Corsham CA remainder	175	255 <del>285</del>	96	351 <del>381</del>	101% <del>118%</del>
Malmesbury CA remainder	510	336 <del>340</del>	144 <del>210</del>	480 <del>550</del>	-6% <del>8%</del>
Melksham CA remainder	130	101 <del>115</del>	38 <del>44</del>	139 <del>159</del>	7% <del>22%</del>
Royal Wootton Bassett and Cricklade CA remainder <sup>2</sup>	385	315 <del>305</del>	150 <del>177</del>	465 <del>482</del>	21% <del>25%</del>
Trowbridge CA remainder	165	255 <del>256</del>	23 <del>32</del>	278 <del>288</del>	69% <del>75%</del>
Warminster CA remainder	140	90 <del>91</del>	53 <del>68</del>	143 <del>159</del>	2% <del>14%</del>
Westbury CA remainder	115	61 <del>60</del>	47 <del>46</del>	108 <del>106</del>	-6% <del>-8%</del>
<b>TOTAL</b>	<b>2,550</b>	<b>2,033 <del>2,090</del></b>	<b>890 <del>1,274</del></b>	<b>2,923 <del>3,364</del></b>	<b>15% <del>24%</del></b>

- 4.45 There are marked differences in the anticipated growth of ***many of the Market Towns in the HMA (including Calne, Malmesbury, Melksham and Bowerhill*** and Westbury) over the plan period compared to the two Principal Settlements of the HMA, Chippenham and Trowbridge.
- 4.46 Growth at Chippenham and Trowbridge has not matched expectations. Land has been in short supply or delayed in coming forward. As Principal Settlements within the HMA they are intended to be the primary focus for development, providing significant levels of jobs and homes.
- 4.47 In contrast, rates of development at most Market Towns have met expectations and at Bradford on Avon, Calne, Malmesbury, Melksham ***and Bowerhill***, Royal Wootton Bassett and Westbury anticipated levels of growth have been exceeded over the first half of the plan period. Land has been available and some additional sites granted consent by planning appeals. Over the same interval, scales of development within rural areas in many places have also exceeded those anticipated by the WCS.
- 4.48 Indicative levels of housing for Market Towns are not a ceiling and variations would not seem to present new or significant issues for local infrastructure and environmental capacity. Allocations made in the Plan are made to support the spatial strategy. It is not however practical for the Plan to completely re-dress imbalances in the distribution of development from what the spatial strategy envisaged. A review of the WCS is also the appropriate means to properly consider the performance and longer term prospects of settlements.
- 4.49 Chippenham ~~however is now likely to exceed~~ ***now has the potential to meet*** the minimum scale of growth anticipated in the WCS by ***delivery of*** higher rates of house building in the last half of the plan period compared to much lower rates over recent years. This will come about in large part as a result of significant allocations for housing development made in the Chippenham Site Allocations Plan ***as well as other significant permissions at the town.***
- 4.50 Until very recently there has been a shortage of development opportunities in the town. It is difficult to substantiate a direct connection, but this shortage may also have contributed to the higher than anticipated rates of development experienced by Calne, neighbouring Chippenham. Higher rates of development than expected cause concern about the adequacy of local infrastructure to support population growth and about environmental impacts. No allocations are proposed in the Plan for Calne or Corsham.
- 4.51 Symptoms of similar circumstances appear to be apparent with regard to Trowbridge as at Chippenham, although there would not appear to be such a pronounced shortage of land at Trowbridge.
- 4.52 Unlike Chippenham however, allocations made by the Plan will not be sufficient to ensure that housing provision meets indicative requirements. Six new site allocations provide land for approximately 800 ***1,100*** dwellings. Nevertheless, housing development at Trowbridge will fall short of the WCS indicative level of 6,810 dwellings by around ~~1,220~~ ***1,247.***
- 4.53 One main reason for a shortfall in land supply is the complexity and consequent delay developing Ashton Park, a south eastern extension to the town. ~~1,600~~ ***1,350*** dwellings will be built on this site in the plan period and a further ~~1,000~~ ***1,250*** post 2026; rather than first envisaged that the whole of the allocation would have been completed in the plan period. This ***broadly equates*** ~~can be seen to account for 1,000 of the~~ ***1,220*** ~~1,247~~ ***1,247*** dwelling shortfall.



- 4.54** A second main reason for a shortfall has been the inability to identify enough land free from environmental constraints that could compensate for the consequences of delay to Ashton Park. Designated Green Belt provides long term protection from development and limits the scope for Trowbridge to expand. Ecological constraints result from the need to safeguard habitats for protected bats. Other options are limited for different reasons.
- 4.55** In addition, to meet Plan objectives, land identified should be capable of development within the plan period. Unlike Salisbury, there are no reserve locations or areas of search. At this stage, substituting one complex site by another would not provide a remedy to a relatively short-term issue.
- 4.56** Looking over the plan period there has not been as dramatic a fall off in dwelling completions at Trowbridge as took place at Chippenham. The Plan allocations provide choice and flexibility as well as add to supply. The shortfall compared to an indicative level is not so severe as to jeopardise the position of Trowbridge as a Principal Settlement or undermine objectives of the spatial strategy. The WCS makes clear that indicative requirements for community areas provide context and are not prescriptive. A lower provision over the shorter term represents the flexibility associated with the indicative nature of the requirements of the WCS.
- 4.57** Both Westbury and villages around Trowbridge have experienced higher than anticipated rates of growth. The WCS has the objective of consolidating growth at Westbury and this plan makes no additional allocations for housing development.
- 4.58** Constraints to Trowbridge's longer term growth will be addressed as part of the review of the Core Strategy that will look from 2016 beyond 2026 to 2036. This might include a review of how Green Belt boundaries around the town may affect the town's longer term prospects.
- 4.59** Differences from the pattern of development envisaged by the WCS have arisen over the first half of the plan period. Plan allocations go some way to reversing this, but only so far. Specifically, growth at Trowbridge is more constrained and more difficult to realise than had been envisaged, although not so much as to fundamentally undermine the spatial strategy. Housing provision exemplifies the flexibility made necessary by the indicative nature of community area requirements of the WCS.
- 4.60** The scale of development at Warminster is not envisaged to meet indicative strategic requirements. Three proposals of the Plan improve choice in the Town. Constraints include flood risks and managing phosphate levels that can affect the River Avon Special Area of Conservation. The West Warminster Urban Extension, a strategic site in the WCS, provides by far the largest part of new housing to serve the town and this area will continue to do so for several more years after 2026. It provides a longer term surety of supply that supports the role and function of the town.
- 4.61** Allocations of the Plan at Large Villages in the HMA are made only at those settlements where indicative levels will not be met and where local needs are not being addressed through neighbourhood planning. As well as being necessary to help ensure a surety of supply, these allocations will help to support the role of those Large Villages, supporting a range of local employment, services and facilities.

## South Wiltshire Housing Market Area

**4.62** Overall, the scale of development at urban areas matches the intention of the strategy in terms of how much growth is focussed on the main settlements. There are minor differences between indicative and proposed levels that are not significant. They would not present new or significant issues for local infrastructure and environmental capacity. Less provision is made for rural areas.

Table 4.11 South Wiltshire HMA - Distribution of housing development 2006-2026

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
<b>Urban areas</b>					
Amesbury, Bulford and Durrington	2440	1,311 <b>1,446</b>	1,101 <b>873</b>	2412 <b>2,319</b>	-1% <b>-5%</b>
Salisbury	6,060	2,273 <b>2,436</b>	3,833 <b>2,956</b>	6,637 <b>5,924</b>	10% <b>-2%</b>
Wilton		323 <b>321</b>	208 <b>211</b>		
<b>TOTAL</b>	<b>8500</b>	<b>3,907 4,203</b>	<b>5,142 4,040</b>	<b>9,049 8,243</b>	<b>6% -3%</b>
<b>Rural areas</b>					
Amesbury CA remainder	345	179 <b>176</b>	58 <b>73</b>	237 <b>249</b>	-31% <b>-28%</b>
Mere CA remainder	50	37 <b>42</b>	5 <b>7</b>	42 <b>49</b>	-15% <b>-2%</b>
Mere (LSC)	235	126 <b>123</b>	139 <b>143</b>	265 <b>266</b>	13%
Downton (LSC)	190	88 <b>101</b>	105 <b>92</b>	193	2%
Tisbury (LSC)	200	170 <b>169</b>	5 <b>9</b>	175 <b>178</b>	-12% <b>-11%</b>
Wilton CA remainder	255	115 <b>123</b>	11 <b>14</b>	126 <b>137</b>	-51% <b>-46%</b>
Southern Wiltshire CA remainder	425	385 <b>389</b>	78 <b>98</b>	463 <b>487</b>	9% <b>15%</b>
Tisbury CA remainder	220	60 <b>62</b>	11 <b>16</b>	71 <b>78</b>	-68% <b>-65%</b>
<b>TOTAL</b>	<b>1,920</b>	<b>1,160 1,185</b>	<b>412 452</b>	<b>1,572 1,637</b>	<b>-18% -15%</b>

**4.63** The South Wiltshire HMA has a slightly less generous housing land supply than elsewhere in Wiltshire.

**4.64** Salisbury is the Principal Settlement within the HMA. It is intended to be the primary focus for development, providing significant levels of jobs and homes. Two site allocations of more than 500 dwellings **provide a large source of supply** are important to ensuring there is a surety of supply to the end of the **Plan** period **to ensure** and that the City achieves the role

set out in the spatial strategy:- Churchfields ***Fugglestone Red*** and land at Netherhampton Road. The first is a strategic site allocated in the WCS. The latter of these, ***land*** at Netherhampton Road, is an allocation of the Plan.

- 4.65** It is unlikely that all the strategic sites allocated in the WCS for Salisbury would deliver sufficiently within the plan period to meet housing requirements and ensure supply, and therefore land allocated at Netherhampton Road is necessary. A shortage of land could impede the City's prospects and it could also lead to greater development pressures in other settlements in the HMA less suited to growth.
- 4.66** ***One of the WCS strategic allocations, namely*** Churchfields is a strategic mixed-use site that Core Policy 20 of the WCS requires to deliver 1100 dwellings by 2026. To be developed, this site requires substantial employment uses to decant and is now expected to commence later than envisaged and ~~much less land for new housing will be available before~~ ***beyond the current plan period of*** 2026. It is a complex regeneration project that will take time to deliver and will require other sites to enable existing businesses to relocate.
- 4.67** The site at Netherhampton Road has the ability to address the lack of housing delivery at Churchfields, later within the plan period, and also the potential to provide employment land for Churchfields businesses to relocate, thereby freeing up land at Churchfields for housing delivery in the longer term. The WCS identifies the site within an area of search, to be considered if further land is required in future to meet housing requirements, as part of the Council's monitoring process. Monitoring has shown that further land is required due to the redevelopment of Churchfields taking longer than anticipated. The Plan therefore implements this contingency in order to ensure a sufficient supply of housing. The allocation of land at Netherhampton Road, a substantial site, will not lead to an increase in the overall scale of housing growth at Salisbury than was proposed by the WCS.
- 4.68** Recognising the scale of the site, a generous lead in time is provided for the delivery of Netherhampton Road. The site is not expected to contribute to housing delivery for several years whilst work is carried out to masterplan the site and develop mitigation measures. In the meantime, supply from major schemes such as Fugglestone Red and Longhedge will ensure sufficient supply. Churchfields ***Fugglestone Red*** and ***the*** Netherhampton Road sites will deliver new homes alongside each other toward the end of the plan period.
- 4.69** Further sites at Salisbury support provision for primary education in the south of the City. They improve choice. They also help to safeguard land supply should there be unforeseen and serious delay with the delivery of any other sites.
- 4.70** Provision for the rural areas of the HMA can be divided between growth at Local Service Centres and elsewhere, including Large Villages.
- 4.71** Local Service Centres are defined as smaller towns and larger villages which serve a surrounding rural hinterland and possess a level of facilities and services that together with improved local employment, provide the best opportunities outside the Market Towns for greater self containment. Levels of housing development envisaged at Mere and Downton fit with that strategy. The level of development proposed for Tisbury is lower. There is a significant brownfield site option under consideration through the neighbourhood planning process that takes priority over consideration of greenfield alternatives. This would meet indicative requirements at the settlement.
- 4.72** In terms of the wider rural area, overall, given the flexibility that should be associated with indicative requirements there is no fundamental conflict with the spatial strategy and proposals are in general conformity with the WCS. There are three Large Villages in the rural area around Tisbury all of which are within the Cranborne Chase and West Wiltshire Downs

AONB. The Plan does not propose any allocations because of a variety of constraints and a lack of land availability. In the rural area around Wilton, of the two Large Villages, Dinton has already experienced relatively significant growth and at Broad Chalke sites are being investigated through the preparation of a Neighbourhood Plan, although the local primary school has limited capacity to support growth. Neighbourhood planning is suited to addressing local needs in these circumstances.